

City of Surrey
PLANNING & DEVELOPMENT REPORT

FILE: 7917-0495-00

Planning Report Date: June 11, 2018

PROPOSAL:

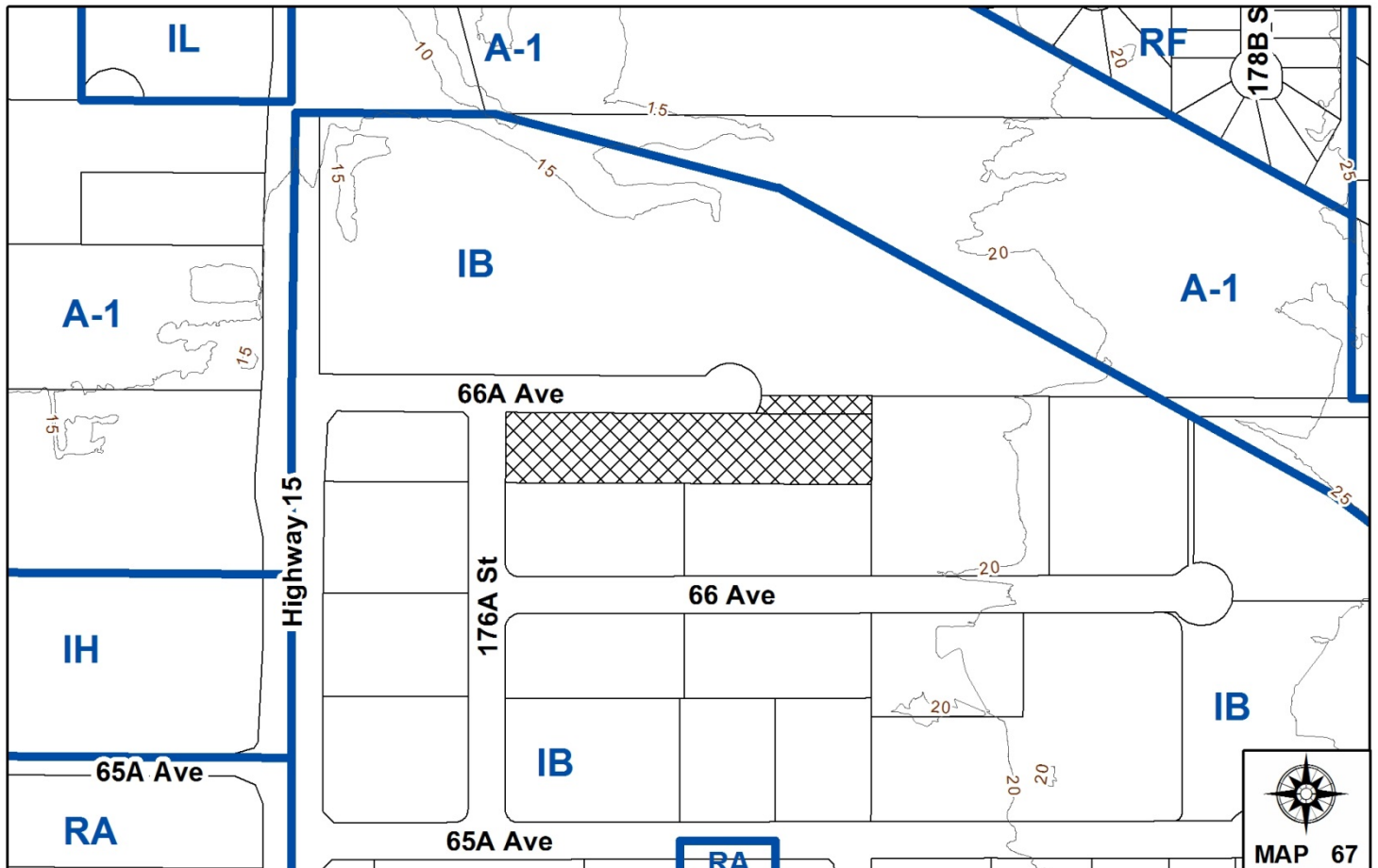
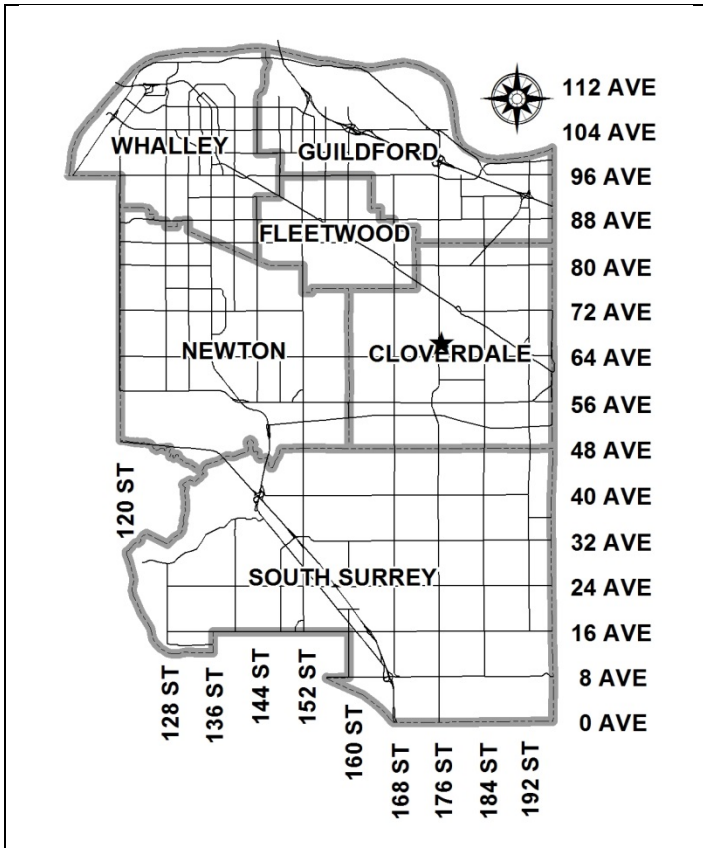
- **Development Permit; and**
- **Development Variance Permit.**

to permit the development of two industrial warehouse buildings.

LOCATION: 17656 - 66A Avenue
 17690 - 66A Avenue

ZONING: IB

OCP DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the minimum north and south side yard and rear yard setback requirements of the Business Park Zone (IB).

RATIONALE OF RECOMMENDATION

- Complies with the Official Community Plan designation of Mixed Employment.
- The proposed building setback reductions achieve an appropriate interface with the existing business park developments to the south and east.
- The size and dimensions of the subject properties make it challenging to accommodate industrial scale development. The proposed setbacks allow for increased buildable area to facilitate usable industrial warehouse space, which is consistent with OCP policies and the City's Employment Lands Strategy.
- The proposed development reflects high-quality design of industrial buildings. The development will enhance the existing business park area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7917-0495-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7917-0495-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (east) setback of the Business Park (IB) Zone for proposed Building 200 from 7.5 metres (25 ft.) to 0.0 metres (0 ft.);
 - (b) to reduce the minimum north side yard setback of the Business Park (IB) Zone for proposed Building 200 from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
 - (c) to reduce the minimum south side yard setback of the Business Park (IB) Zone for proposed Buildings 100 and 200 from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) completion of the acquisition of the City-owned property at 17690 66A Avenue;
 - (g) registration of a Section 219 Restrictive Covenant to require that the full parking requirements be satisfied should additions to the second storey floor area be proposed in the future;
 - (h) final approval from Fire Services regarding the proposed development; and
 - (i) final approval from BC Hydro regarding the re-design/relocation of existing infrastructure.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Surrey Fire Department: Comments pending
- BC Hydro: BC Hydro has no objection to re-designed and relocated infrastructure subject to detailed design and review.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped land.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 66A Avenue):	Industrial business park	Mixed Employment	IB
East:	Industrial business park	Mixed Employment	IB
South:	Industrial business park	Mixed Employment	IB
West (Across 176A Street):	Industrial business park	Mixed Employment	IB

DEVELOPMENT CONSIDERATIONSSite Context

- The subject properties, 17656 66A Avenue and 17690 66A Avenue, are located in an existing industrial business park north of Cloverdale.
- 17690 66A Avenue is a City owned lot, and former road allowance, which forms part of the application. The purchase and consolidation of this property is a subject condition of the application.
- The site is designated Mixed Employment in the Official Community Plan (OCP), is zoned "Business Park Zone (IB)", and is currently undeveloped land.
- The surrounding properties are established industrial business park developments.

- The previous development application on the subject properties (No. 7912-0326-00), also involved a Development Permit and Development Variance Permits to allow for two industrial buildings. That application was closed and the current application was opened as the form and character of the original proposal brought forward to Council had changed significantly enough to require a new review process.

Development Proposal

- A Development Permit is proposed for two (2) multi-tenant industrial warehouse buildings.
- The proposal is to allow two (2) industrial business park buildings with a combined total floor area of 4,242.8 square metres (45,670 sq.ft.). Building 100 is 2,275 square metres (24,489 sq.ft.) and Building 200 is 1,968 square metres (21,184 sq. ft). The proposed building height of 11.89 metres (39 ft.) and floor area ratio of 0.52 are less than the allowable 12 metre (40 ft.) building height and 0.75 floor area ratio maximums under the IB zone.
- The proposed building setbacks meet or exceed the minimum requirement of 7.5 metres (25 ft.), under the IB Zone, for the portions of Buildings 100 and 200 which interface with the streets. This allows for adequate landscaping related to the scale of the buildings.
- The side yard setbacks are proposed to be reduced from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.) for both buildings along the south property line and for a portion of Building 200 along the north property line.
- The (east) rear yard of Building 200 is proposed to be reduced from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.). The proposed building, and setback, would interface with the existing building, directly east, which is setback approximately 7.5 metres (25 ft.) from this property line. The proposed building siting is supportable in relation to this interface.
- The allowable floor area of potential future mezzanine is 197 square metres (2,120 sq. ft.) or 10% of the ground floor area. This is based on the additional on-site parking available to accommodate this potential mezzanine space. The area of allowable future mezzanine space is less than in typical industrial business park developments. This is due, in part, to the limited size and geometry of the site.

Access, Parking and Circulation

- There are three (3) proposed accesses to the site. All accesses are off of 66A Avenue north of the site. There is one (1) vehicular access to Building 100 and one (1) vehicle access to Building 200. The remaining access is for truck access to the loading bays.
- There are a total of 53 surface parking stalls proposed to meet the requirements of the Zoning By-law No. 12000, which includes 5 stalls to allow for future mezzanine floor area.
- In order to ensure full parking requirements are satisfied should additions to the second storey floor area be proposed, a Section 219 Restrictive Covenant is required.

PRE-NOTIFICATION

- A Development Proposal Sign was installed on the subject site on February 16, 2018 to inform adjacent owners about the proposed development. No phone calls or correspondence have been received by the City in response.

DESIGN PROPOSAL AND REVIEW

- Building 100 is proposed to front 176A Street with the main entrances located along this street. Building 200 will front the cul-de-sac at 66A Avenue. The designs incorporate elements that create a sense of entry with steel and glass canopies overhanging the entrances and aluminum board with wood grain coating framing the doors.
- There are four (4) loading bays located between the buildings.
- The buildings are primarily constructed of concrete tilt up panel. Glazing reliefs are incorporated within the concrete panels to provide for articulation.
- The buildings incorporate quality design and building materials and will provide a renewed architectural style to the surrounding area.
- The proposed signage consists of two free-standing signs and fascia signs located above the unit entrances which are individualized channel letters. The proposed signage complies with the Sign By-law.
- An outdoor seating/break area is proposed at the north east corner of Building 100. This area is proposed to include benches.

Landscaping

- Landscaping is proposed along the street frontages. The width of the landscaping along 176A Street is 3.0 metres (10 ft.) and the width of the landscaping along 66A Avenue is 4.5 metres (15 ft.). Landscaping along the cul-de-sac is reduced to 3.0 metres (10 ft.).
- In addition to the proposed frontage landscaping, landscaped islands are proposed within the surface area parking and will be planted with trees and shrubs.
- Worplesdon Sweet Gum and Bruns Serbian Spruce trees are proposed on-site along with a variety of shrubs, including California Lilac, Japanese Holly, Fountain Grass and others.
- The driveway and walkway entrances are proposed to be constructed of natural grey sawcut and stamped concrete.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	7	7	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Willow, Weeping	1	1	0
Total (excluding Alder and Cottonwood Trees)			
	1	1	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		19	
Total Retained and Replacement Trees		20	
Contribution to the Green City Fund		Not required	

- The Arborist Assessment states that there is one (1) protected tree on the site (Weeping Willow), excluding Alder and Cottonwood trees (7). It was determined that no 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.
- Nine (9) replacement trees are required and 19 replacement trees are proposed.
- In addition to the replacement trees, boulevard street trees will be planted along 176A Street and 66A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of species including Worplesdon Sweet Gum and Bruns Serbian Spruce.
- In summary, a total of 20 trees are proposed to be retained or replaced on the site with no contribution requirement to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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"> • Within an existing industrial business park area
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Not applicable
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low Impact Development Standards will apply • On-site and boulevard trees will be planted
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Shared truck loading bays
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • CPTED
6. Green Certification (F1)	<ul style="list-style-type: none"> • No proposed
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Not proposed

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- to reduce the minimum north side yard setback of the IB Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.) for Building 200;
- to reduce the minimum south side yard setback of the IB Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.) for Buildings 100 and 200; and
- to reduce the minimum (east) rear yard setback of the Business Park (IB) Zone from 7.5 metres (25ft.) to 0.0 metres (0.0 ft.) for Building 200.

Applicant's Reasons:

- The site is very unique in terms of the location, street access and adjacency. It is very shallow in south-north direction and very long in east – west direction. The cul-de-sac is the only access to the east portion of the site. To make the proposed site functional for uses listed under zoning, two buildings are being proposed with an auto-court in the middle accessed thru the existing cul-de-sac. To allow each building to have reasonable usable floor area, we are proposing reduced setbacks.

Staff Comments:

- The size and dimensions of the subject properties make it challenging to accommodate industrial scale development. The proposed setbacks allow for increased buildable area to facilitate usable industrial warehouse space, which is consistent with Official Community Plan (OCP) policies and the City's Employment Lands Strategy.
- The proposed buildings, and setback, interface with existing industrial business park buildings to the east and south.
- Rear (east) setback: The building directly east is setback approximately 7.5 metres (25 ft.) from this shared property line. The proposed building setback of 0.0m is supportable in relation to this interface.
- Side (south) setback: The buildings directly south are setback between 3 metres (10 ft.) and 15 metres (50 ft.) from this shared property line. The proposed building setbacks of 0.0m for Buildings 100 and 200 are supportable in relation to this interface.
- Side (north) setback: The building to the north is setback approximately 15 metres (50 ft.) and will not be impacted by the proposed siting. The proposed building setback of 0.0m for Building 200 is supportable in relation to this interface.
- Staff support the requested variances.

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.	Draft Development Permit Drawings
Appendix III.	Engineering Summary
Appendix IV	Development Variance Permit No. 7917-0495-00
Appendix V	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ionic Architecture and PMG Landscape Architects, respectively, dated May 14, 2018.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

IM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: IB

Requires Project Data	Proposed
GROSS SITE AREA	8,147.8 sq.m
Acres	2.01
Hectares	0.82
NUMBER OF LOTS	
Existing	2
Proposed	1
SIZE OF LOTS	
Range of lot widths (metres)	48.27 m
Range of lot areas (square metres)	8,147.8 sq. m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	NA
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	35.8%
Total Site Coverage	52%
PARKLAND	
Area (square metres)	NA
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Setbacks	YES

DEVELOPMENT DATA SHEET

Existing Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,147.8 sq.m
Road Widening area		
Undevelopable area		
Net Total		8147.8 sq. m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		4,242.8 sq.m
Paved & Hard Surfaced Areas		2,920.7 sq.m
Total Site Coverage	60%	52%
SETBACKS (in metres)		
Front - West	7.5 m	22.2 m
Rear- East		0.0m
Side #1 (N,S,E, or W) North		7.5 m
Side #2 (N,S,E, or W) South		0.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	11.89 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	6110.6 sq. m	4242.8 sq. m
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		
		4242.8 sq. m

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

Development Data Sheet cont'd

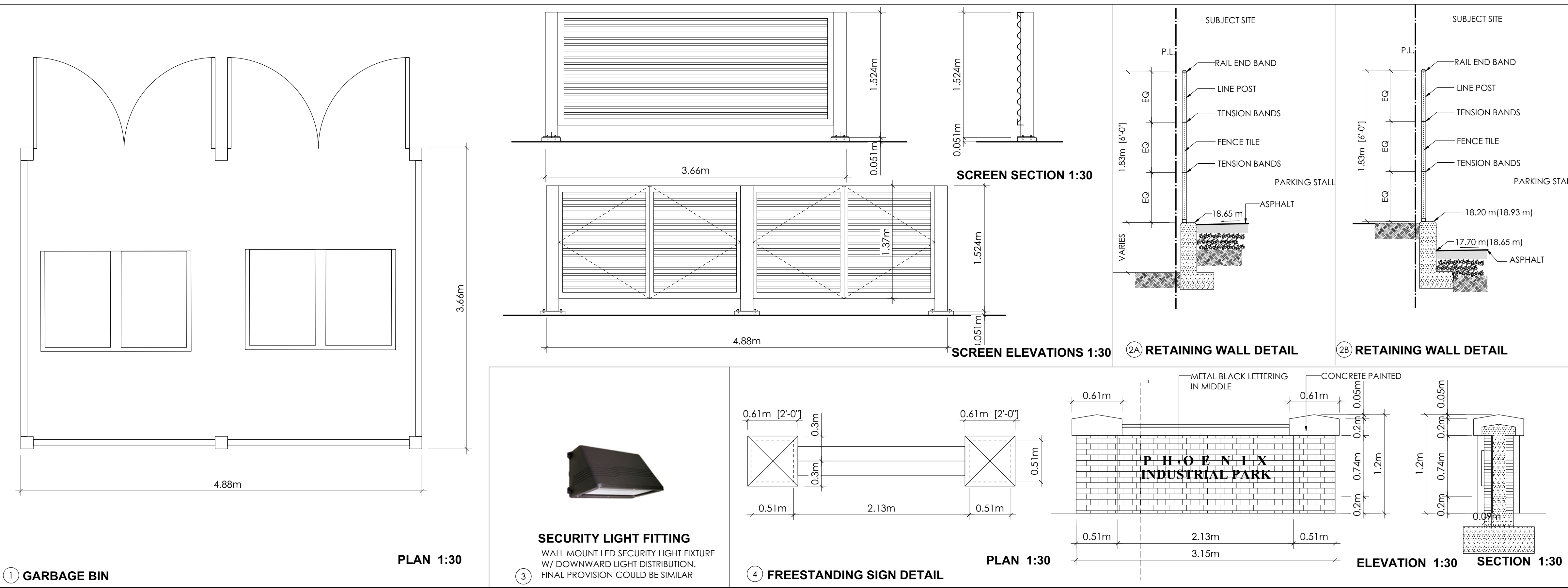
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.75	0.52
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	53	53
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	53	53
Number of accessible stalls	1	3
Number of small cars	19	12
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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MULTIPLE BUILDINGS DATA SHEET

Existing Zoning IB

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front -West	22.2m	144.1m	
Rear -East	96.8m	0.2m	
Side #1 (N,S,E, or W) North	7.5m	0.2m	
Side #2 (N,S,E, or W) South	0.2m	0.2m	
BUILDING HEIGHT (in metres/storeys)	11.89m (1)	11.89 m (1)	
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA	2274.6 sq. m	1968.2 sq. m	



SITE INFORMATION

ADDRESS: 17656 66A AVENUE, SURREY, BC
 LEGAL DESCRIPTION: LOT A EXCEPT PART IN PLAN LMP 29257, SEC 17 TOWNSHIP 8, NWD DIST PLAN 4187
 ZONING: IB

ZONING ANALYSIS

DRAWING LIST:

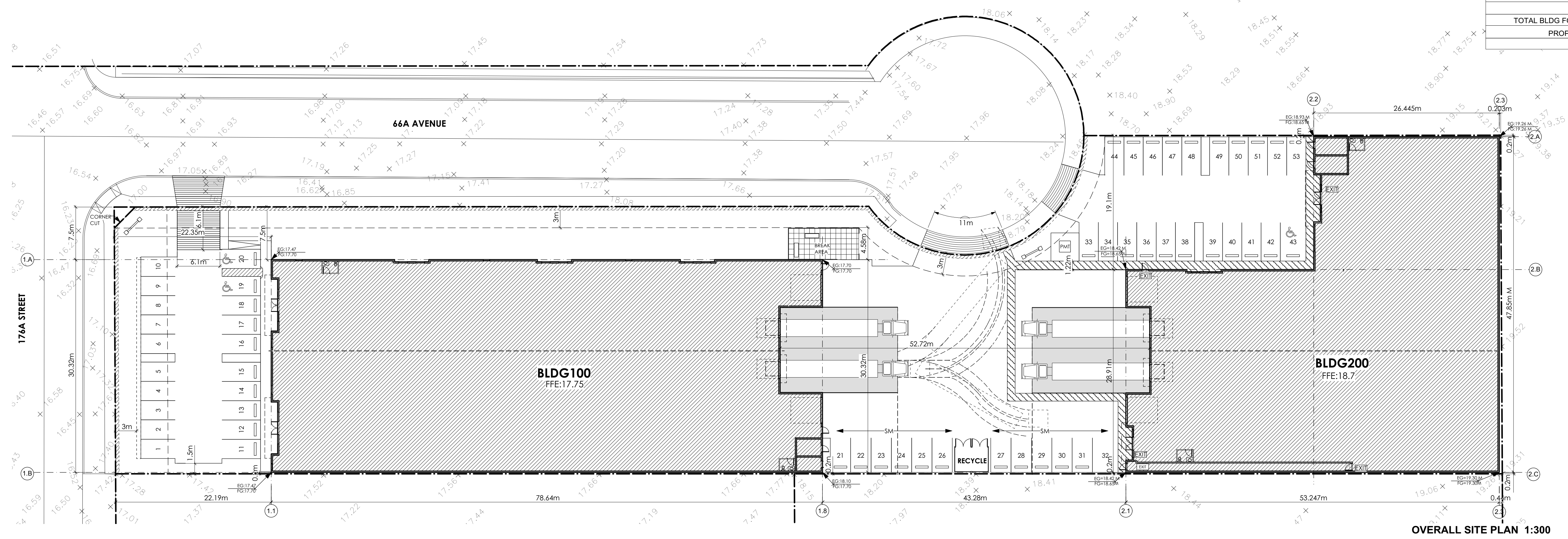
NO. TITLE
 A1.0 SITE PLAN / PARKING DATA & SITE ANALYSIS
 A1.1 BLDG 100 SITE PLAN
 A1.2 BLDG 200 SITE PLAN
 A1.3 CONTEXT PLAN
 A2.0 BLDG 100 FLOOR PLAN / BLDG 100 ROOF PLAN
 A2.1 BLDG 200 FLOOR PLAN / BLDG 200 ROOF PLAN
 A3.0 BLDG 100 N&S ELEVATION / BLDG 100 W&E ELEVATION
 A3.1 BLDG 200 N&S ELEVATION
 A3.2 BLDG 100 SECTION / BLDG 200 SECTION / BLDG 200 E ELEVATION
 A4.0 MATERIAL BOARD

PARKING COUNTS

REQUIRED	AREA	STALLS (NET MAIN FL :1/100 SM, MEZZANINE :2.5/100 SM)
BLDG 100		
NET MAIN FL	2274.6SM	22.7 STALLS
2ND FL (MEZZANINE 10%)	227.5SM	5.7 STALLS
BLDG 200		
NET MAIN FL	1968.2SM	19.7 STALLS
2ND FL (MEZZANINE 10%)	196.8SM	4.9 STALLS
SUB-TOTAL		53.0 STALLS
TOTAL REQUIRED	53.0 STALLS	
TOTAL PROVIDED	53 STALLS	
	3 H.C.	
	PROVIDED: 12 S.C. PROVIDED (25% MAX.)	

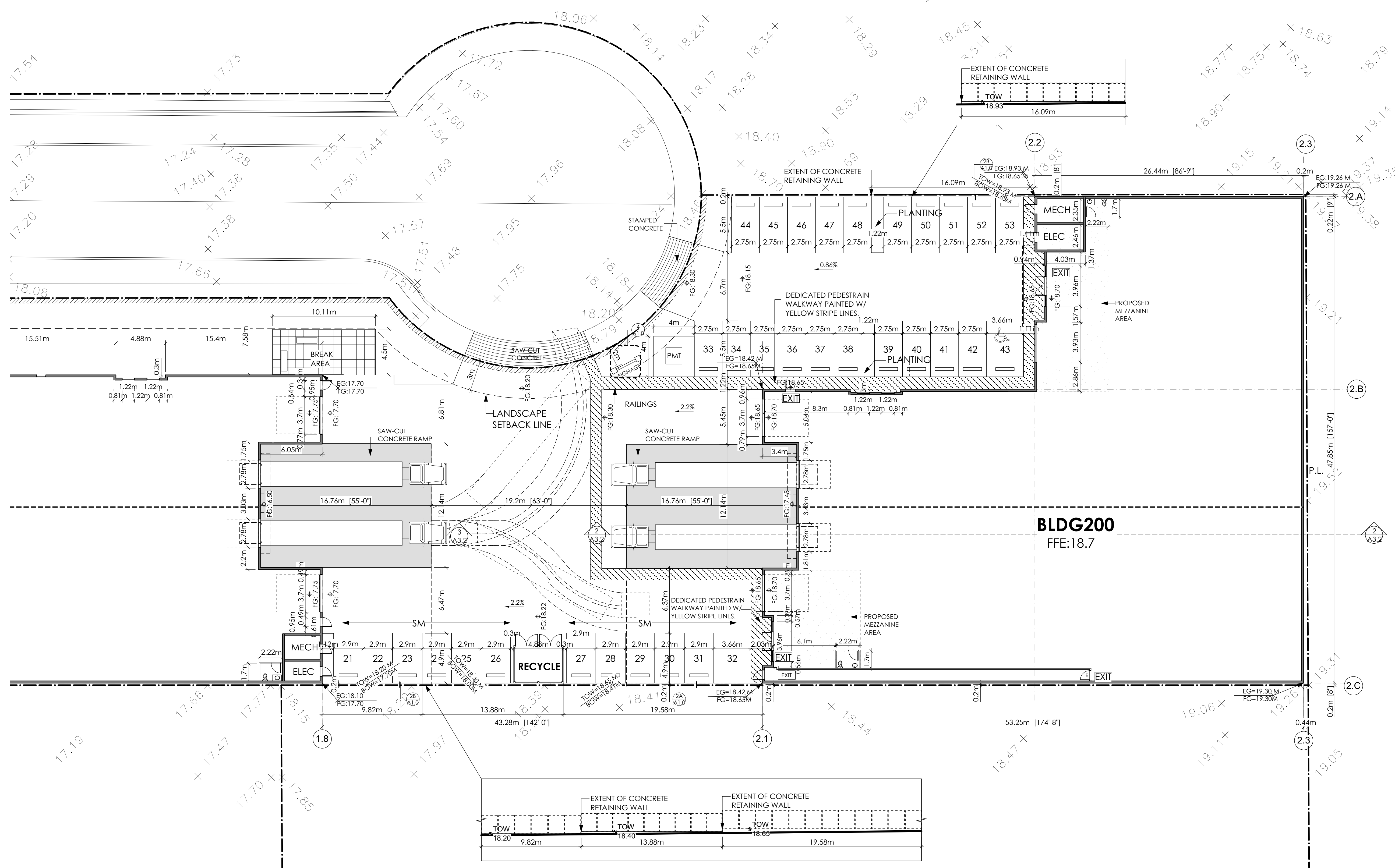
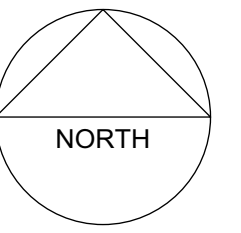
SITE AREA

PART I COMMERCIAL	AREA	STALLS
	81,135.0 SF	7,537.7 SM
	1.863 ACRES	0.754 HA
PART II CITY'S LAND	6,567.0 SF	610.1 SM
	0.151 ACRES	0.061 HA
TOTAL SITE AREA	87,702.0 SF	8,147.8 SM
	2.013 ACRES	0.815 HA
PERMITTED FSR	0.75	65,776.5 SF
MAX FSR		
BLDG 100		
MAIN FL (GROSS FLOOR AREA)	24,483.6 SF	2,274.6 SM
MECH ROOM	206 SF	19.138SM
NET FLOOR AREA	24,277.6 SF	2255.46SM
BLDG A TOTAL	24,483.6 SF	2,274.6 SM
BLDG 200		
MAIN FL (GROSS FLOOR AREA)	21,186.0 SF	1,968.2 SM
MECH ROOM / CORRIDOR	787 SF	73.115SM
NET FLOOR AREA	20,399.0 SF	1895.128SM
BLDG B TOTAL	21,186.0 SF	1,968.2 SM
TOTAL	45,669.6 SF	4,242.8 SM
MAX DENSITY	0.52	
	60.0 %	
PROPOSED		
BLDG 100	24,483.6 SF	2,274.6 SM
BLDG 200	21,186.0 SF	1,968.2 SM
TOTAL BLDG FOOT PRINT	45,669.6 SF	4,242.8 SM
PROPOSED S.C.	52.1 %	



NOTE: SEE CIVIL DRAWINGS FOR ONSITE AND OFFSITE GRADING.

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	FIRM		SEAL		PROJECT NAME		DRAWN:	DATE:	SHEET TITLE	
										PHOENIX INDUSTRIAL PARK		I.G./P.W.		SITE PLAN	
						p. 604.721.7738 f. 604.222.0198 e. info@gradualarchitecture.com a. 2/F - 1892 West Broadway, Vancouver, BC., V6J 1Y9				17656 66A AVENUE, SURREY, BC		AS NOTED	GA-G13	REVISION NO.:	SHEET NO.:
												NOTE:		6	A1.0
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC (GA). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GA AND CAN BE REPRODUCED ONLY WITH GA'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION UNLESS NOTED OTHERWISE.															



BLDG 200
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SITE PLAN 1:250

NOTE:
1. SEE CIVIL DRAWINGS FOR
ONSITE AND OFFSITE GRADING.

REVISIONS		
NO.	DATE	DESCRIPTION

ISSUE		
NO.	DATE	DESCRIPTION
6	MAY 14, 2018	DP - SUBMISSION 3a
5	APR 24, 2018	DP - SUBMISSION 3
4	JAN 26, 2018	DP - SUBMISSION 2
3	MAY 19, 2017	DP - SUBMISSION-1
2	MAR 20, 2017	DP - PRELIMINARY SITE PLAN
1	MAR 8, 2017	DP - PRELIMINARY

FIRM

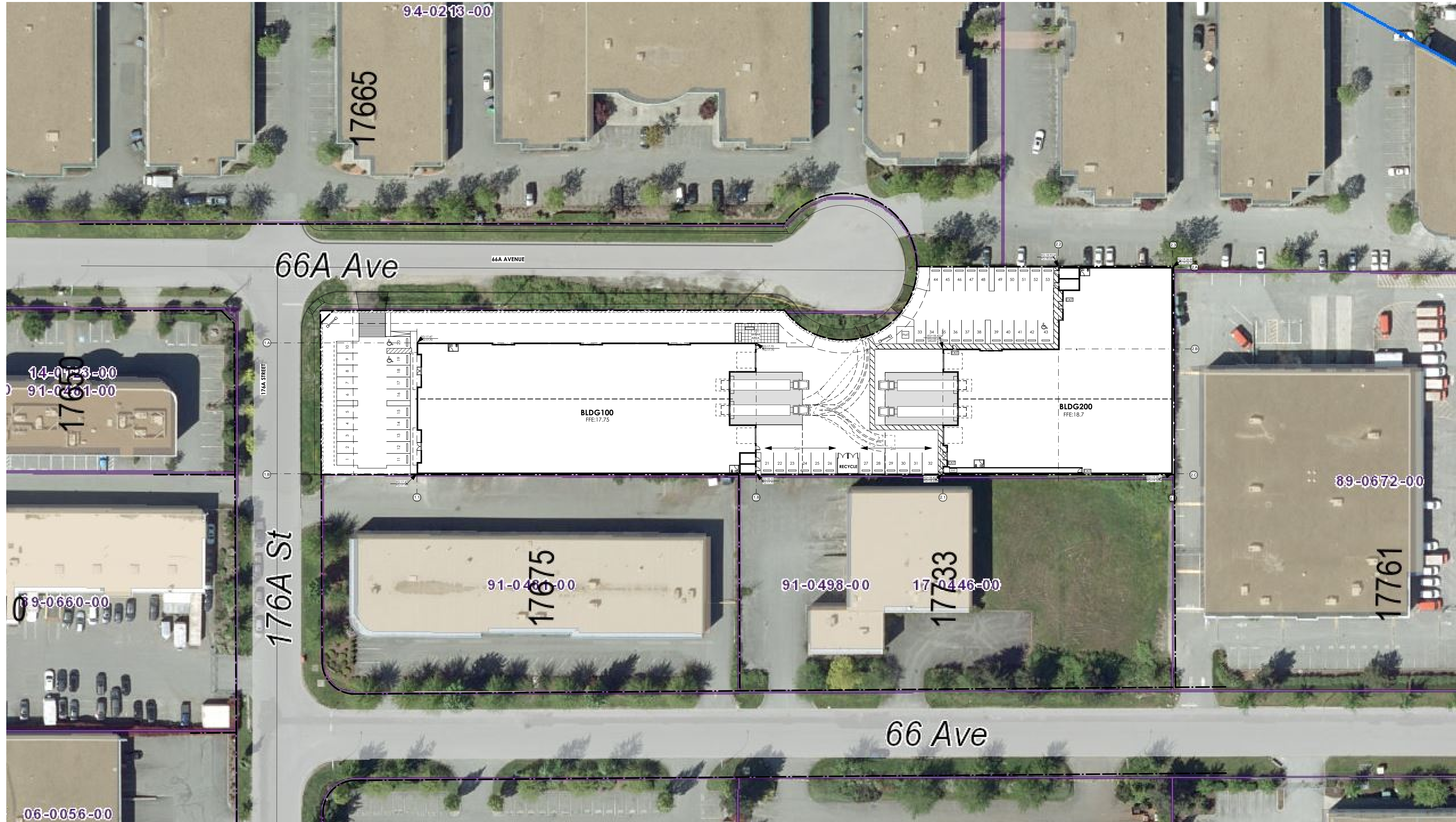
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e. info@gradualarchitecture.com
a. 2/F - 1892 West Broadway,
Vancouver, BC., V6J 1Y9

PROJECT NAME	
PHOENIX INDUSTRIAL PARK	
PROJECT ADDRESS	
17656 66A AVENUE, SURREY, BC	

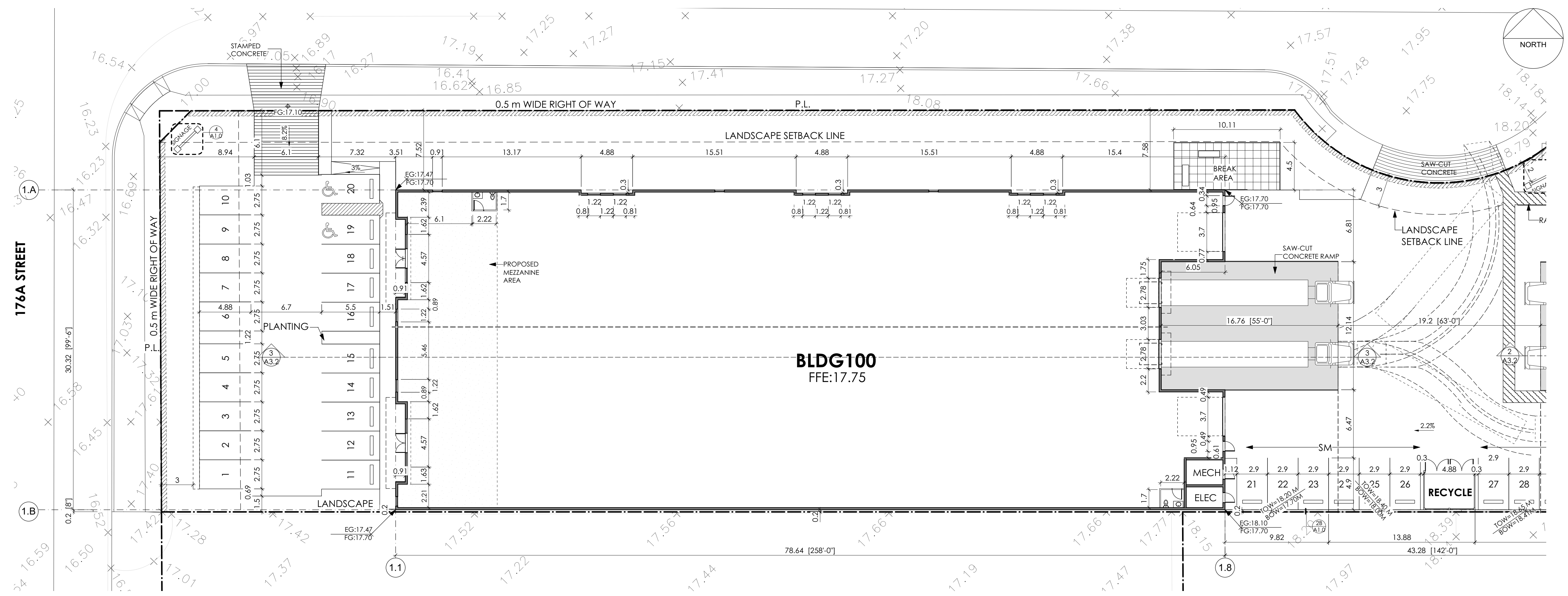
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SCALE:	PROJECT NO.:
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NOTE:	
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SHEET TITLE:	
BLDG 200 SITE PLAN	
REVISION NO.:	SHEET NO.:
6	A1.2

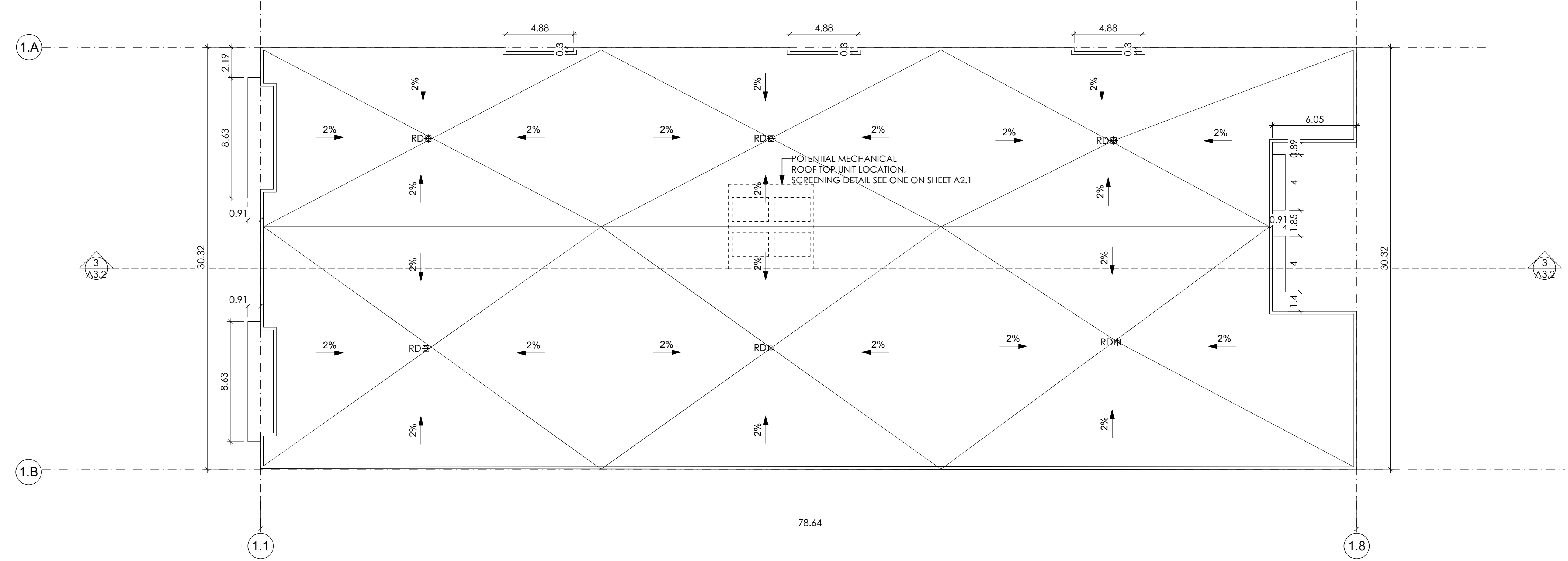


CONTEXT PLAN 1:500

REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			NO.	DATE	DESCRIPTION										ISSUE <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>MAY 14, 2018</td> <td>DP - SUBMISSION 3a</td> </tr> <tr> <td>5</td> <td>APR 24, 2018</td> <td>DP - SUBMISSION 3</td> </tr> <tr> <td>4</td> <td>JAN 26, 2018</td> <td>DP - SUBMISSION 2</td> </tr> <tr> <td>3</td> <td>MAY 19, 2017</td> <td>DP - SUBMISSION-1</td> </tr> <tr> <td>2</td> <td>MAR 20, 2017</td> <td>DP - PRELIMINARY SITE PLAN</td> </tr> <tr> <td>1</td> <td>MAR 8, 2017</td> <td>DP - PRELIMINARY</td> </tr> </tbody> </table>			NO.	DATE	DESCRIPTION	6	MAY 14, 2018	DP - SUBMISSION 3a	5	APR 24, 2018	DP - SUBMISSION 3	4	JAN 26, 2018	DP - SUBMISSION 2	3	MAY 19, 2017	DP - SUBMISSION-1	2	MAR 20, 2017	DP - PRELIMINARY SITE PLAN	1	MAR 8, 2017	DP - PRELIMINARY	FIRM  p. 604.721.7738 f. 604.222.0198 e. info@gradualarchitecture.com a. 2/F - 1892 West Broadway, Vancouver, BC., V6J 1Y9			SEAL 			PROJECT NAME PHOENIX INDUSTRIAL PARK			PROJECT ADDRESS 17656 66A AVENUE, SURREY, BC			DRAWN: I.G./P.W. SCALE: AS NOTED NOTE: <small>COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC (GA). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GA AND CAN BE REPRODUCED ONLY WITH GA'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION UNLESS NOTED OTHERWISE.</small>			DATE: PROJECT NO.: GA-G13			SHEET TITLE: CONTEXT PLAN		
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						REVISION NO.: 6			SHEET NO.: A1.3																																																		



BLDG 100 FLOOR PLAN 1:200



BLDG 100 ROOF PLAN 1:200

NO.	DATE	DESCRIPTION
REVISIONS:		
6	MAY 14 2018	DP-SUBMISSION-3a
5	APR 24 2018	DP-SUBMISSION -3
4	JAN 26 2018	DP-SUBMISSION -2
3	MAY 19 2017	DP-SUBMISSION -1
2	MAR 29 2017	PRELIMINARY SITE PLAN 02
1	MAR 8 2017	PRELIMINARY SITE PLAN 01

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p. 604.721.7738
 f. 604.222.0198
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 a. 2/F - 1892 West Broadway,
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 w. www.gradualarchitecture.com

PHOENIX INDUSTRIAL PARK

SEAL

**6629 176TH STREET
 SURREY, BC**

PROJECT NAME

**17656 66A AVENUE,
 SURREY, BC**

PROJECT ADDRESS

DRAWN: I.G.;M.D.	DATE: MAY. 2017
SCALE: AS NOTED	PROJECT NO.: GA-G13

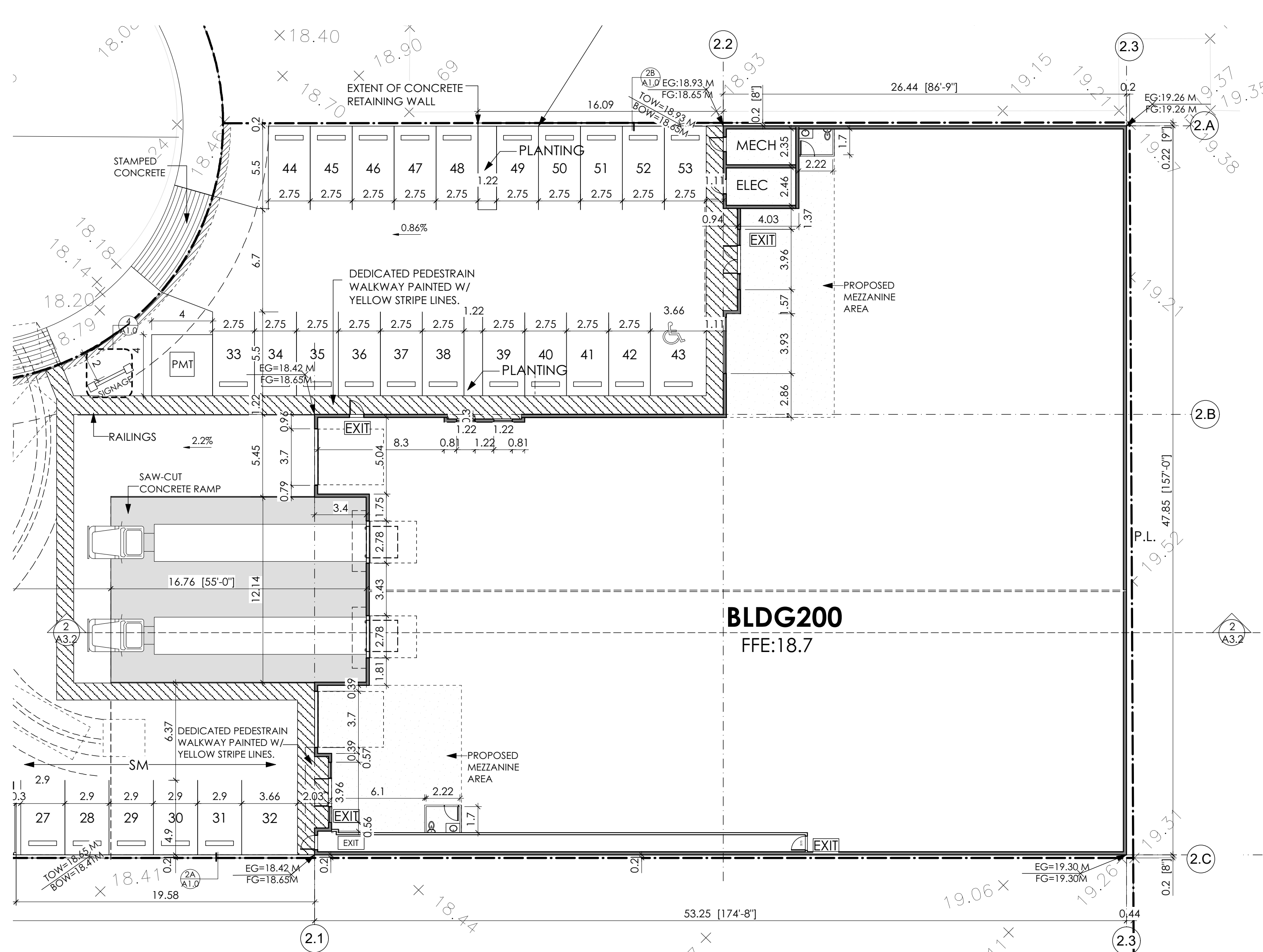
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NOTE

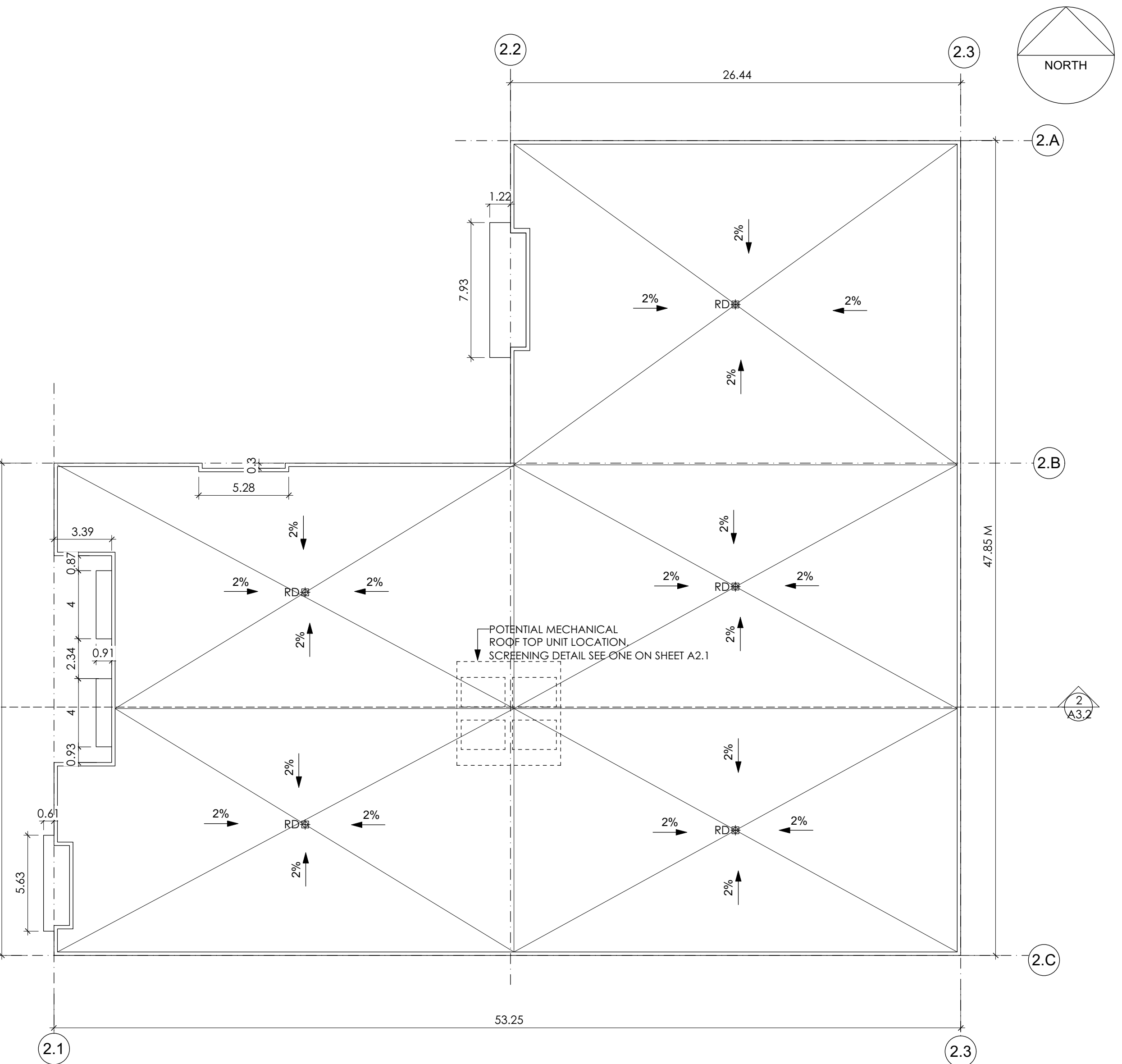
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 BLDG 100 ROOF PLAN

SHEET TITLE:	
6	A2.0
REVISION NO.:	SHEET NO.:

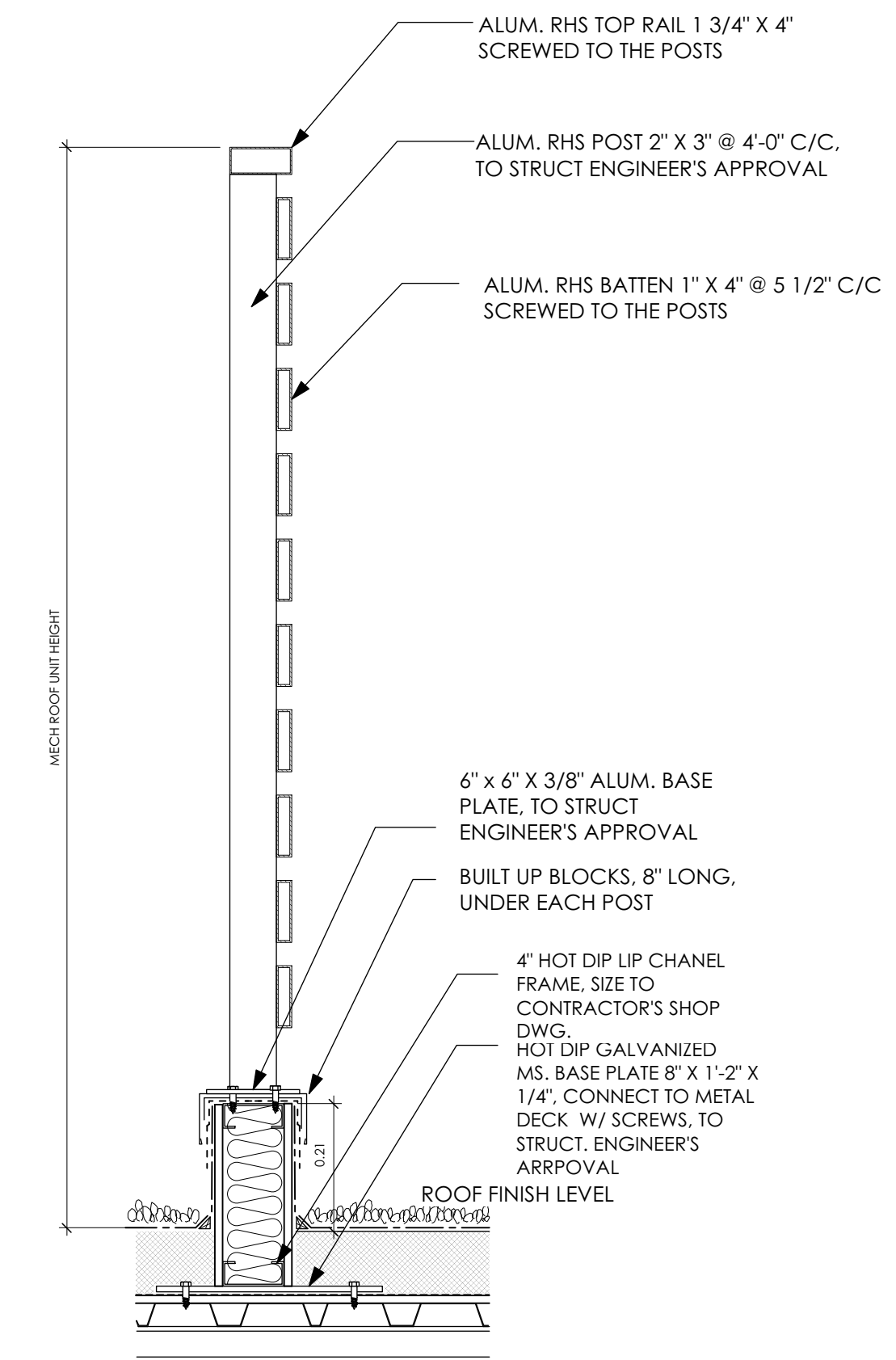
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BLDG 200 FLOOR PLAN 1:200



BLDG 200 ROOF PLAN 1:200



1 MECHANICAL SCREENING DETAIL 1:10

NO.	DATE	DESCRIPTION
REVISIONS:		
6	MAY 14 2018	DP-SUBMISSION-3a
5	APR 24 2018	DP-SUBMISSION-3
4	JAN 26 2018	DP-SUBMISSION-2
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 p. 604.721.7738
 f. 604.222.0198
 e. info@gradualarchitecture.com
 a. 2/F - 1892 West Broadway,
 Vancouver, BC., V6J 1Y9
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PHOENIX INDUSTRIAL PARK

SEAL
6629 176TH STREET SURREY, BC

PROJECT NAME
17656 66A AVENUE, SURREY, BC

PROJECT ADDRESS

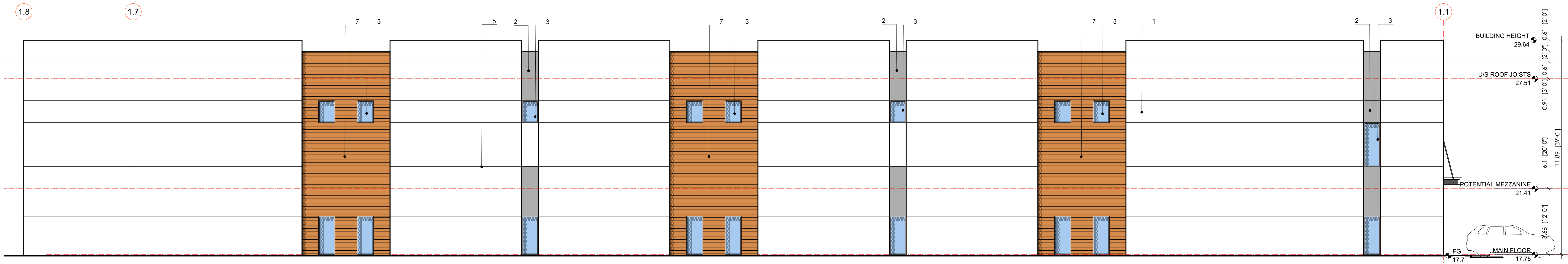
DRAWN: I.G.;M.D.	DATE: MAY. 2017
SCALE: AS NOTED	PROJECT NO.: GA-G13

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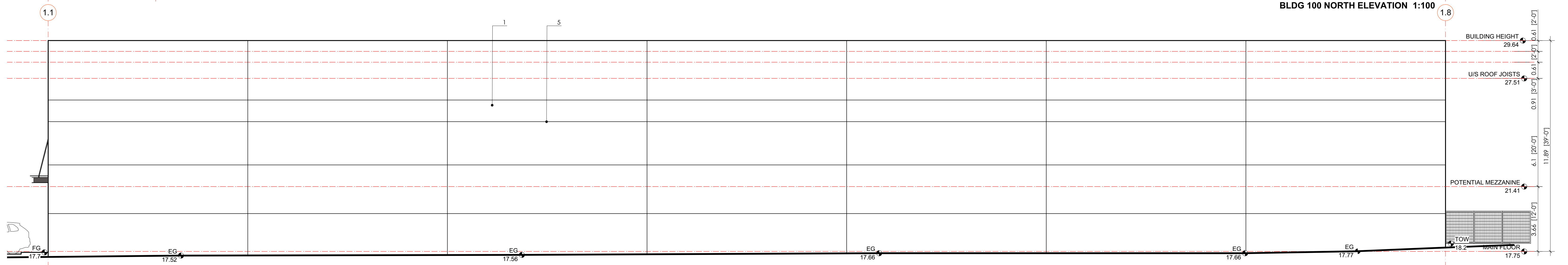
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**BLDG 200 FLOOR PLAN
 BLDG 200 ROOF PLAN**

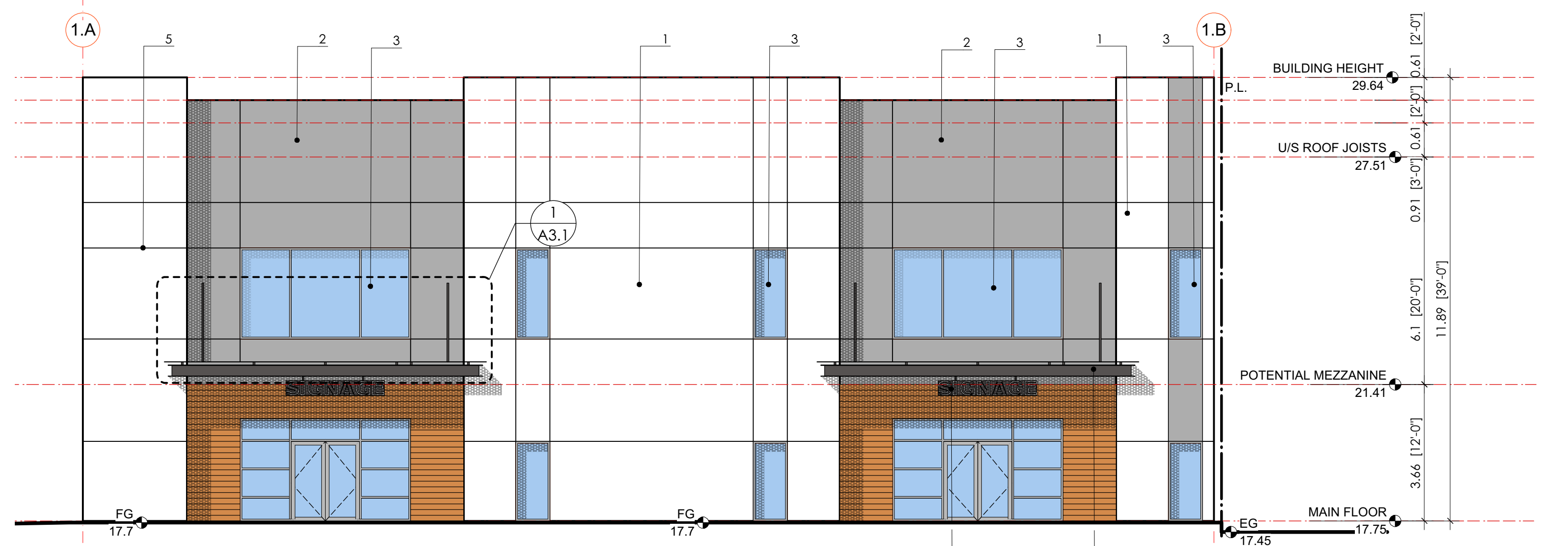
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REVISION NO.:	SHEET NO.:
SHEET	



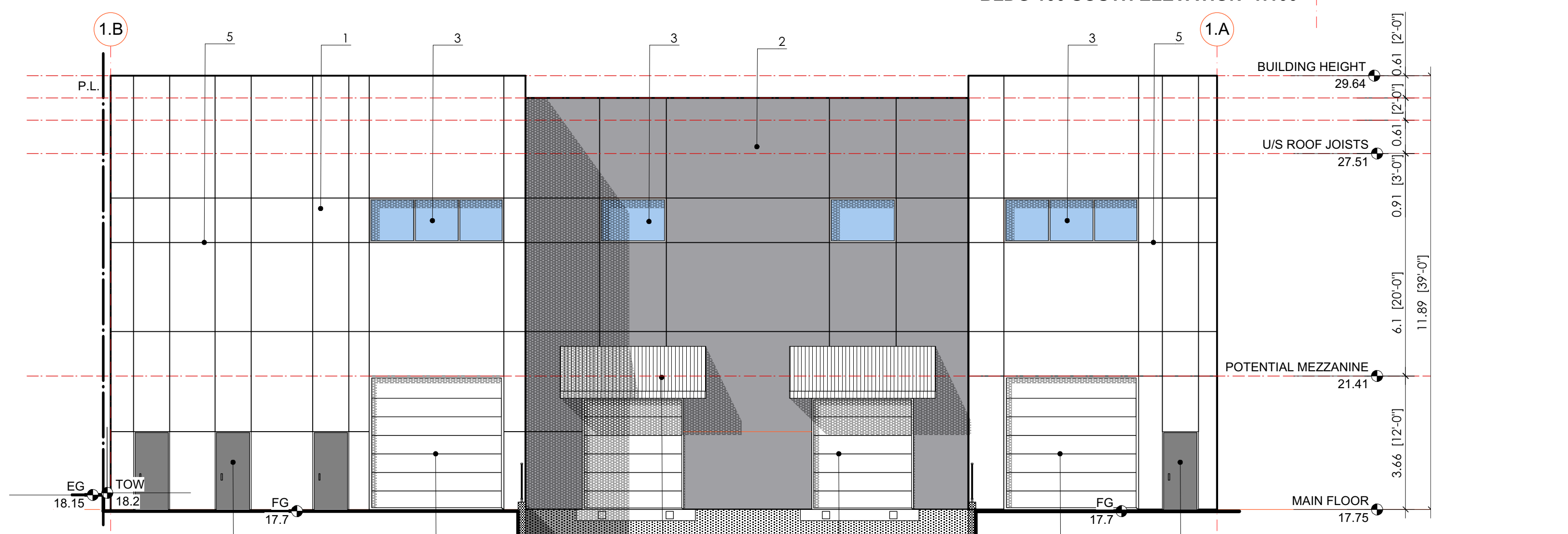
BLDG 100 NORTH ELEVATION 1:100



BLDG 100 SOUTH ELEVATION 1:100



BLDG 100 WEST ELEVATION 1:100



BLDG 100 EAST ELEVATION 1:100

MATERIAL LIST

- 1 CONCRETE PAINTED OFF WHITE
- 2 CONCRETE PAINTED NATURAL GREY
- 3 DOUBLE GLAZED ALUM. THERMAL BROKEN WINDOW/ DOOR SILVER
- 4 STEEL CANOPY WITH GLASS ROOF BLACK
- 5 GROOVE LINES / PAINTED COLOUR SAME AS WALL PAINT
- 6 OVERHEAD DOOR OFF WHITE
- 7 ALUM. BOARD W/ WOOD GRAIN COATING
- 8 CORRUGATED METAL CANOPY OFF WHITE
- 9 DOOR NATURAL GREY
- 10 METAL CHANNEL LETTERING BLACK

REVISIONS			ISSUE		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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 p. 604.721.7738 f. 604.222.0198
 e. info@gradualarchitecture.com
 a. 2/F - 1892 West Broadway,
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SEAL

PROJECT NAME
PHOENIX INDUSTRIAL PARK

PROJECT ADDRESS
 17656 66A AVENUE,
 SURREY, BC

DRAWN:
 I.G./M.D.

SCALE:
 1:100

DATE:

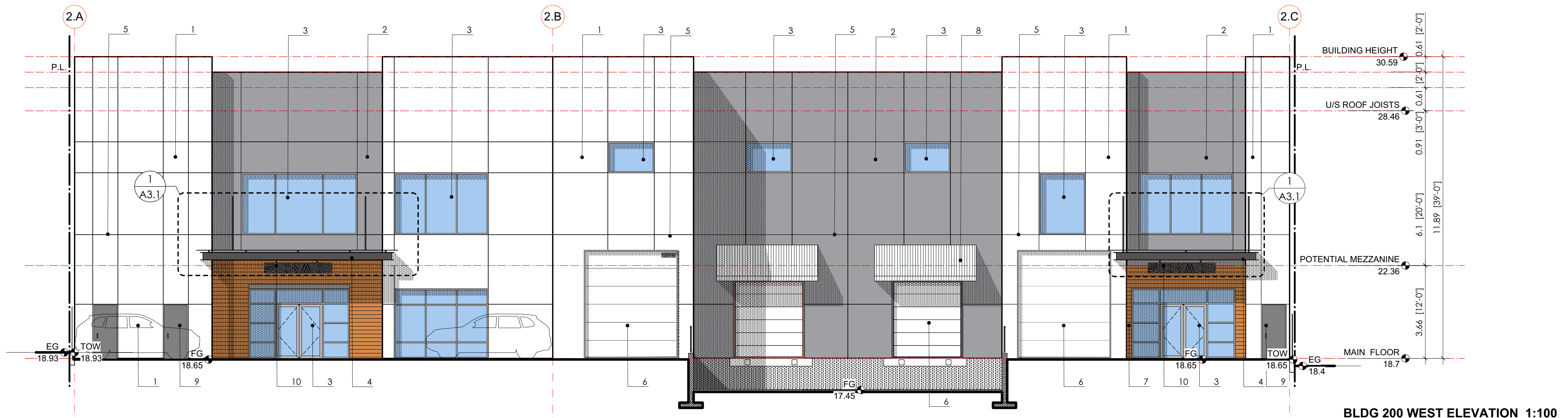
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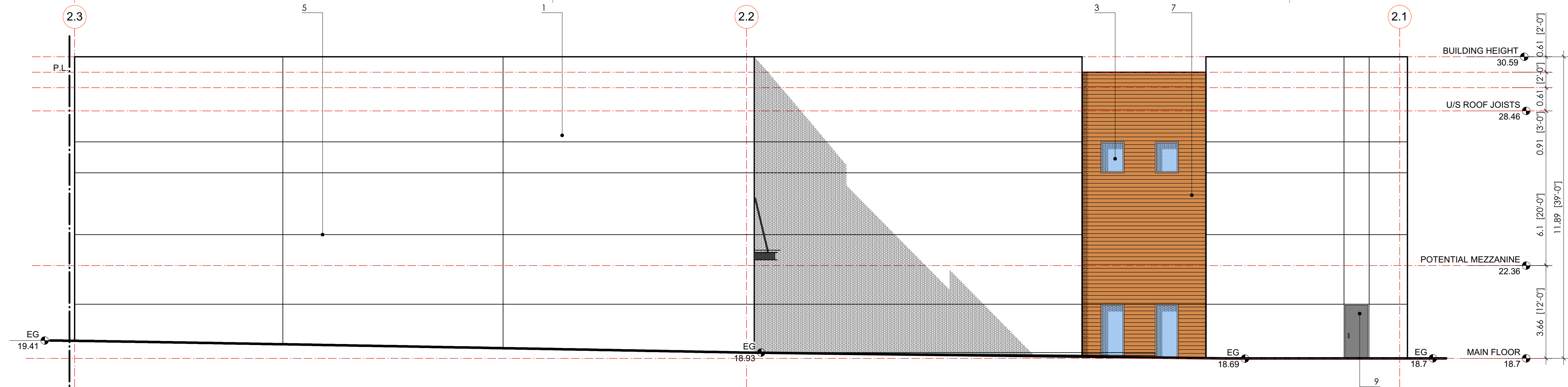
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 N & S ELEVATION
 W & E ELEVATION

REVISION NO.:
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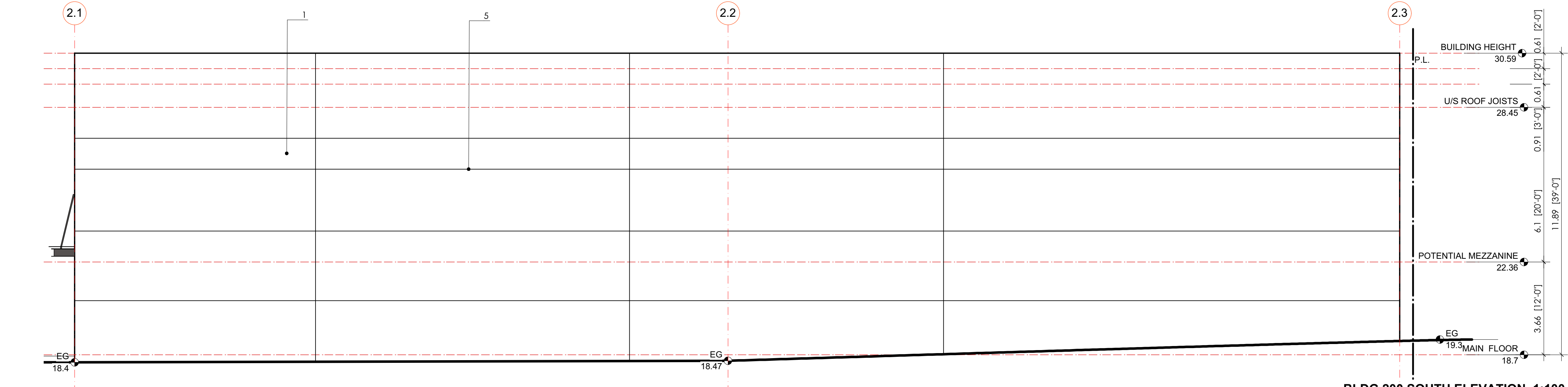
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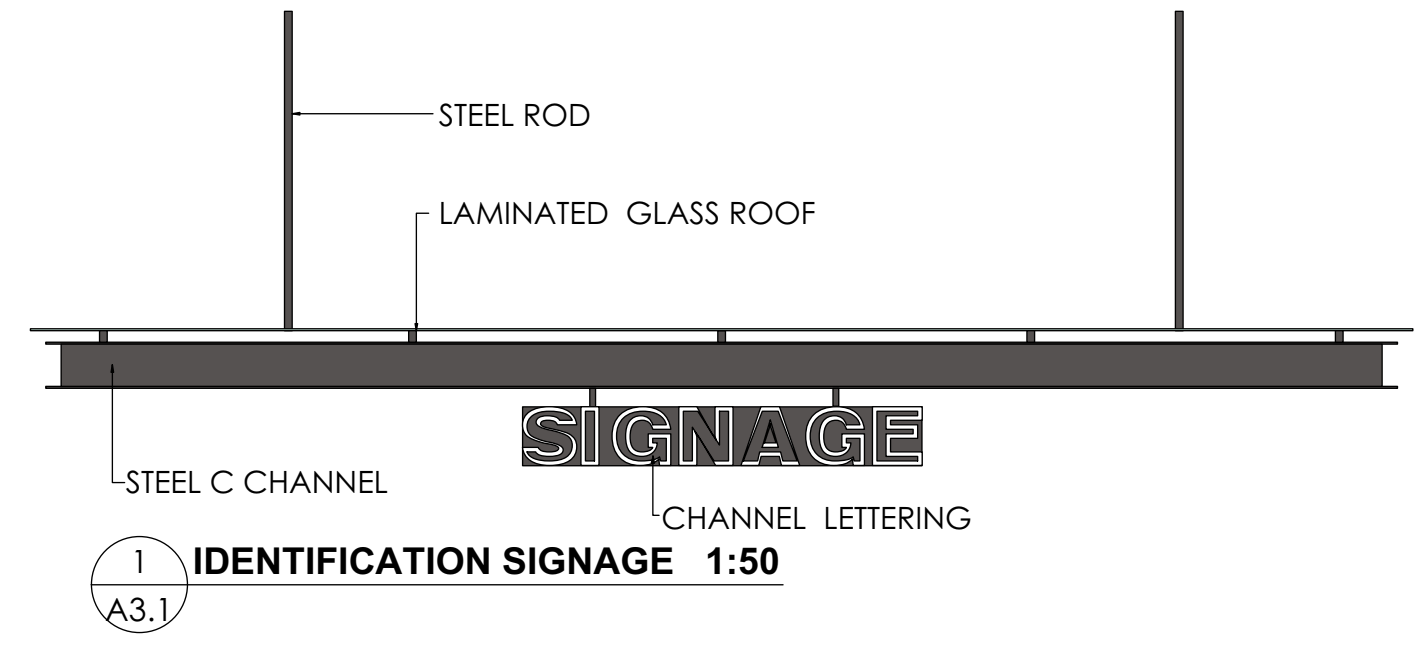
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BLDG 200 NORTH ELEVATION 1:100



BLDG 200 SOUTH ELEVATION 1:100



MATERIAL LIST

- 1 CONCRETE PAINTED
OFF WHITE
- 2 CONCRETE PAINTED
NATURAL GREY
- 3 DOUBLE GLAZED ALUM.
THERMAL BROKEN WINDOW/ DOOR
SILVER
- 4 STEEL CANOPY WITH GLASS ROOF
BLACK
- 5 GROOVE LINES / PAINTED
COLOUR SAME AS WALL PAINT
- 6 OVERHEAD DOOR
OFF WHITE
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GRAIN COATING
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OFF WHITE
- 9 DOOR
NATURAL GREY
- 10 METAL CHANNEL LETTERING
BLACK

GA GRADUAL
ARCHITECTURE
I • N • C

p. 604.721.7738
f. 604.222.0198
e. info@gradualarchitecture.com
a. 2/F - 1892 West Broadway,
Vancouver, BC., V6J 1Y9
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PHOENIX INDUSTRIAL PARK

6629 176TH STREET
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17656 66A AVENUE,
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DATE: MAY. 2017

PROJECT NO.: GA-G13

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BLDG 200 W ELEVATION
BLDG 200 N ELEVATION
BLDG 200 S ELEVATION

NO.	DATE	DESCRIPTION
6	MAY 14, 2018	DP-SUBMISSION-3a
5	APR 24, 2018	DP-SUBMISSION -3
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3	MAY 19, 2017	DP-SUBMISSION -1
2	MAR 20, 2017	PRELIMINARY SITE PLAN 02
1	MAR 8, 2017	PRELIMINARY SITE PLAN 01

REVISIONS:

ISSUE:

SEAL

PROJECT NAME

PROJECT ADDRESS

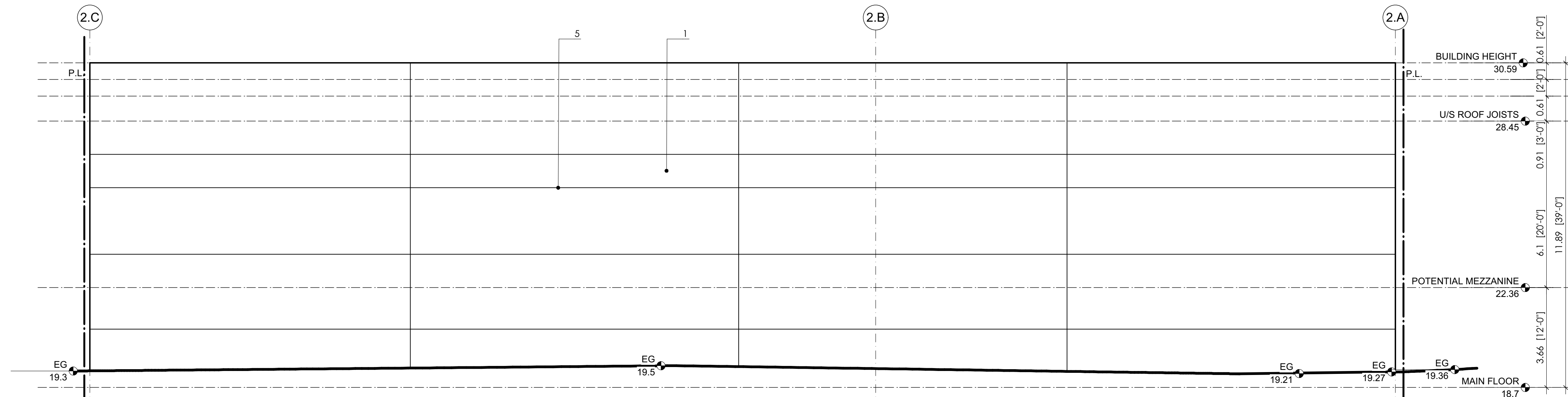
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REVISION NO.: 6 SHEET NO.: A3.1

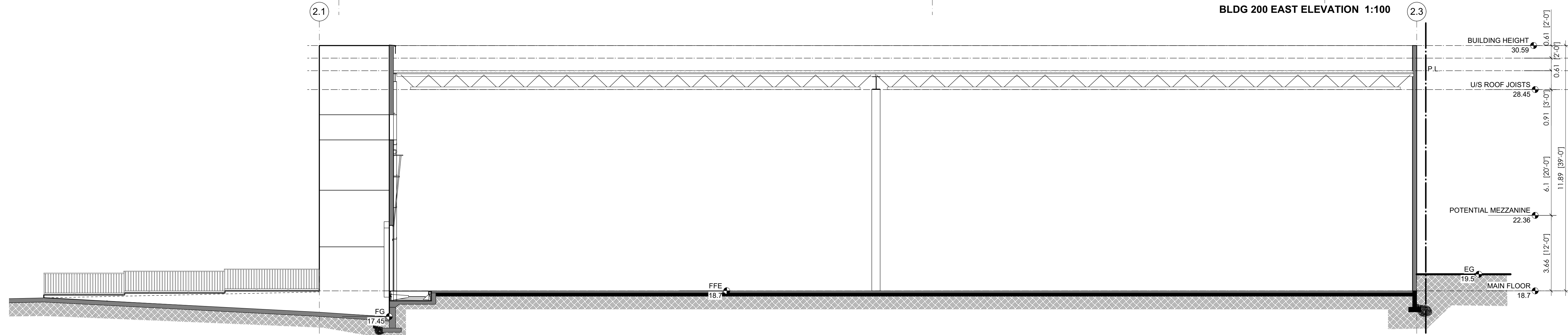
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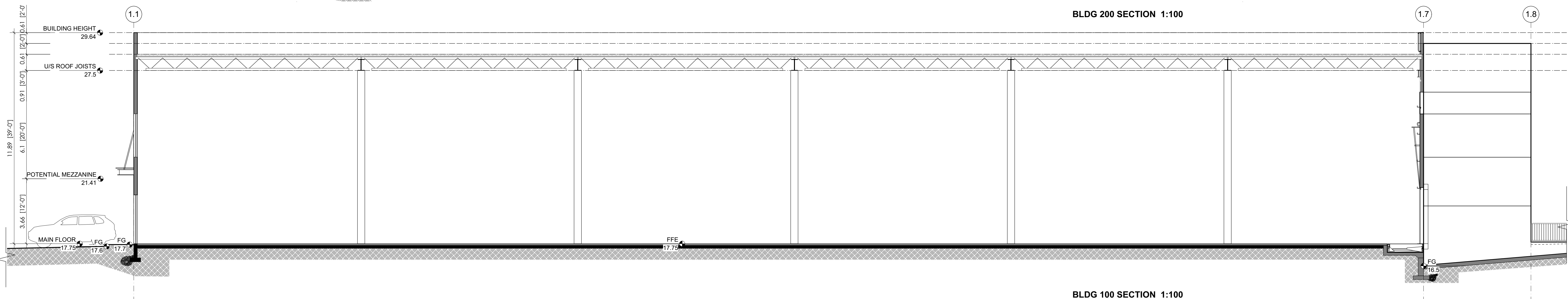
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OFF WHITE
- 2 CONCRETE PAINTED
NATURAL GREY
- 3 DOUBLE GLAZED ALUM.
THERMAL BROKEN WINDOW/ DOOR
SILVER
- 4 STEEL CANOPY WITH GLASS ROOF
BLACK
- 5 GROOVE LINES / PAINTED
COLOUR SAME AS WALL PAINT
- 6 OVERHEAD DOOR
OFF WHITE
- 7 ALUM. BOARD W/ WOOD
GRAIN COATING
- 8 CORRUGATED METAL CANOPY
OFF WHITE
- 9 DOOR
NATURAL GREY
- 10 METAL CHANNEL LETTERING
BLACK



BLDG 200 EAST ELEVATION 1:100



BLDG 200 SECTION 1:100



BLDG 100 SECTION 1:100

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

NO.	DATE	DESCRIPTION
6	MAY 14, 2018	DP - SUBMISSION-3a
5	APR 24, 2018	DP - SUBMISSION-3
4	JAN 26, 2018	DP - SUBMISSION-2
3	MAY 19, 2017	DP - SUBMISSION-1
2	MAR 20, 2017	DP - PRELIMINARY SITE PLAN
1	MAR 8, 2017	DP - PRELIMINARY

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 p. 604.721.7738 f. 604.222.0198
 e. info@gradualarchitecture.com
 a. 2/F - 1892 West Broadway,
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SEAL

PROJECT NAME

PHOENIX INDUSTRIAL PARK
 PROJECT ADDRESS
 17656 66A AVENUE,
 SURREY, BC

DRAWN:

I.G./M.D.
 SCALE:
 1:100

DATE:

PROJECT NO.:
 GA-G13

SHEET TITLE:

BLDG 200 SECTION
 BLDG 100 SECTION
 BLDG 200 EAST ELEVATION
 REVISION NO.: 6
 SHEET NO.: A3.2

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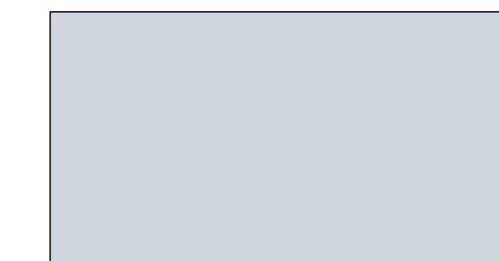
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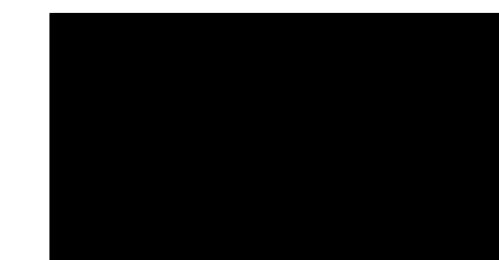
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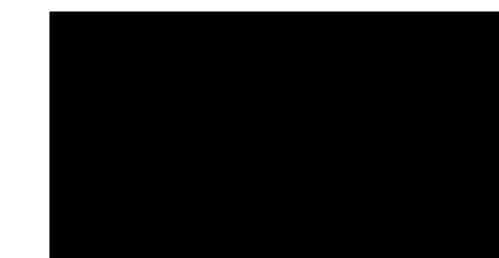
3 DOUBLE GLAZED ALUM.
THERMAL BROKEN WINDOW/ DOOR
SILVER



4 STEEL CANOPY WITH GLASS ROOF
BLACK



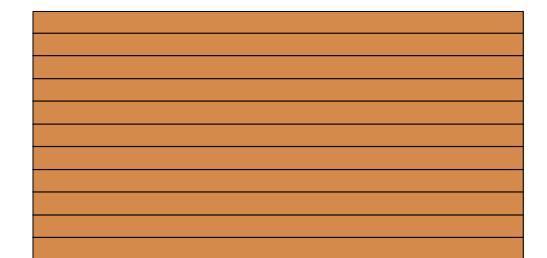
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COLOUR SAME AS WALL PAINT



6 OVERHEAD DOOR
OFF WHITE



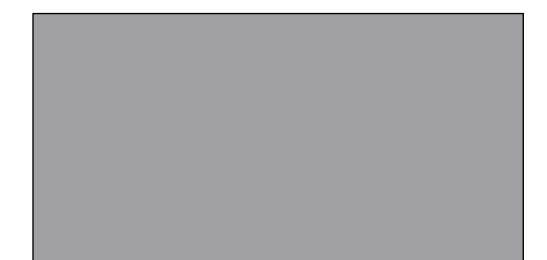
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GRAIN COATING



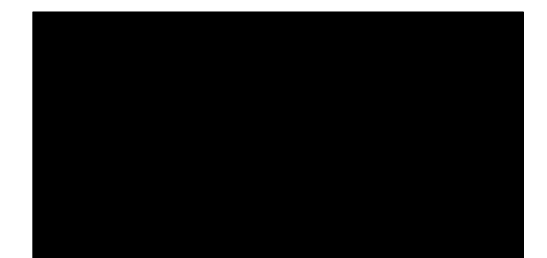
8 CORRUGATED METAL CANOPY
OFF WHITE



9 DOOR
NATURAL GREY



10 METAL CHANNEL LETTERING
BLACK



REVISIONS

NO.	DATE	DESCRIPTION
4	MAY 14, 2018	DP - SUBMISSION-3a
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PROJECT NAME

PHOENIX INDUSTRIAL PARK

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DRAWN:

I.G./M.D.

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SHEET TITLE:

MATERIAL BOARD

REVISION NO.:

6

SHEET NO.:

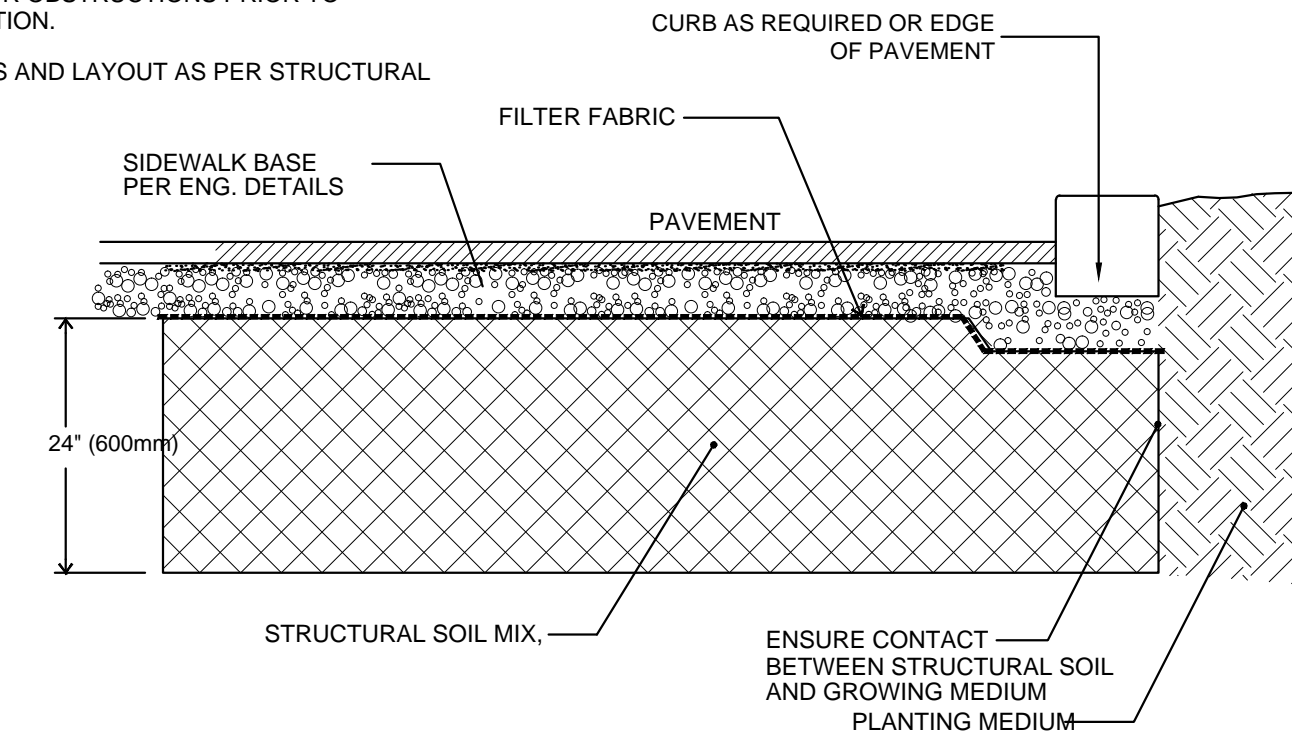
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PLANT SCHEDULE			PMG PROJECT NUMBER: 17-101	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
●	10	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	6CM CAL; 2M STD; B&B
●	16	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
●	11	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M STD; B&B
SHRUB				
○	40	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT; 50CM
○	40	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT; 50CM
○	43	RHODODENDRON 'LEE'S DARK PURPLE'	RHODODENDRON; PURPLE; L. MAY	#3 POT; 50CM
○	187	ROSA MEIDLAND 'RED'	MEIDLAND ROSE; RED; 0.9M MATURE HT	#3 POT; 60CM
○	25	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; B&B
GRASS				
P	303	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
R	85	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURMRUDBECKIA; YELLOW		15CM POT
S	176	SEDUM ALBUM VAR. MICRANTHUM 'CORAL CARPET' CORAL CARPET STONECROP		9CM POT
GC				
A	118	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINICK	#1 POT; 20CM
L	205	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

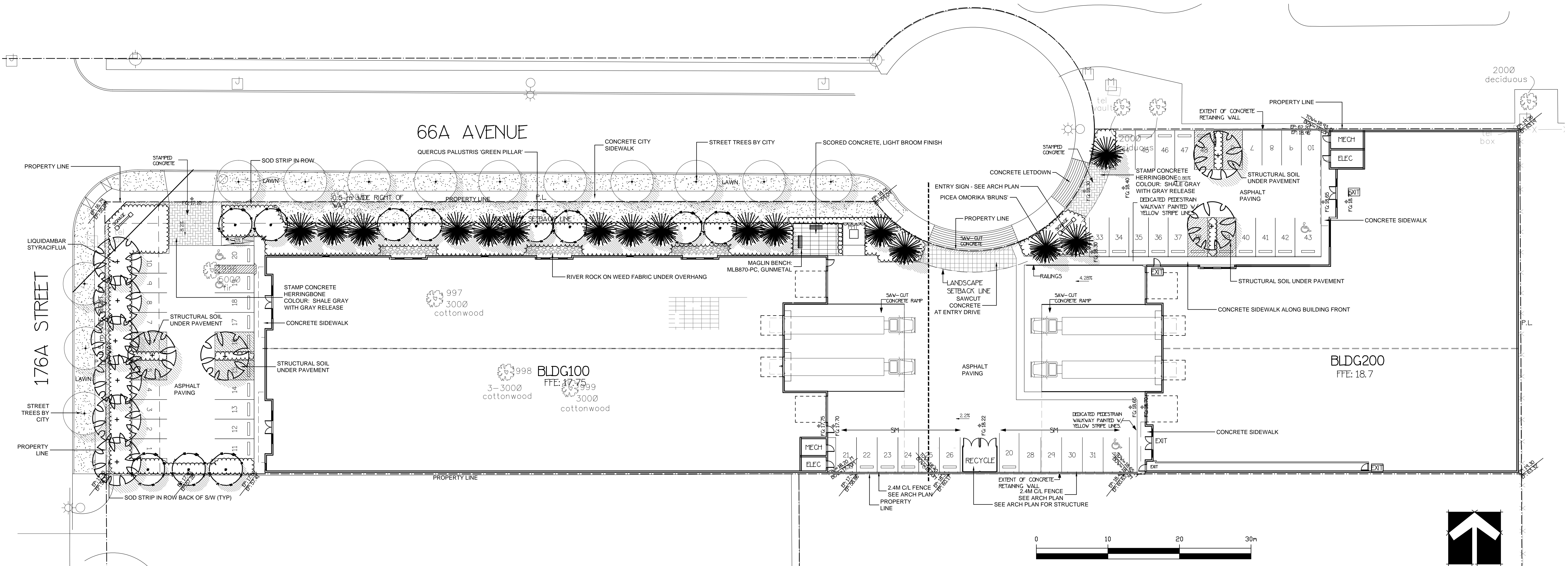
NOTES:

VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.
DIMENSIONS AND LAYOUT AS PER STRUCTURAL SOIL PLAN



STRUCTURAL SOIL SECTION

1:25



17101-4.ZIP



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

CLIENT:

PROJECT:

SEAL:

DRAWING TITLE:

DATE: 17.MAY.18

SCALE: 1:250

DRAWN: MM

DESIGN: MM

CHKD:

DRAWING NUMBER:

PHOENIX INDUSTRIAL PARK

17656 66A AVE.
SURREY, B.C.

LANDSCAPE
TREE PLAN

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NO.	DATE	REVISION DESCRIPTION	DR.
3	18.APR.13	NEW SITE PLAN	DO
2	18.JAN.22	NEW SITE PLAN/MIN. COMMENTS	MM
1	18.JAN.10	NEW SITE PLAN	MM

L1

OF 2

PMG PROJECT NUMBER:

17-101

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

FROM: Development Services Manager, Engineering Department

DATE: Jun 05, 2018 PROJECT FILE: **7817-0495-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 17656 66A Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate required road allowance for completion of the 17.0m radius cul-de-sac at the east end of 66A Ave;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 66A Ave & 176A St; and
- Register 0.5m SRW along the 66A Ave and 176A Ave frontages.

Works and Services

- Construct south side of 66A Ave to the Limited Local standard with 11.0m of pavement, 14.0m radius cul-de-sac bulb, sidewalk, curb and gutter, and street lighting;
- Construct east side of 176A St to the Limited Local standard with 11.0m of pavement sidewalk, curb and gutter, and street lighting;
- Construct storm, sanitary and water service connections to the lot; and
- Provide on-site stormwater mitigation features as per the Fleetwood Greenway North Creek Integrated Stormwater Management Plan.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
R29

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0495-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 001-385-828

Lot "A" Except Part in Plan LMP 29257 Section 17 Township 8 New Westminster District Plan 4187

17656 - 66A Avenue

Parcel Identifier: 029-184-045

Parcel A of Section 17 Township 8 New Westminster District Shown on Plan EPP31829

17690 - 66A Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change, the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
-

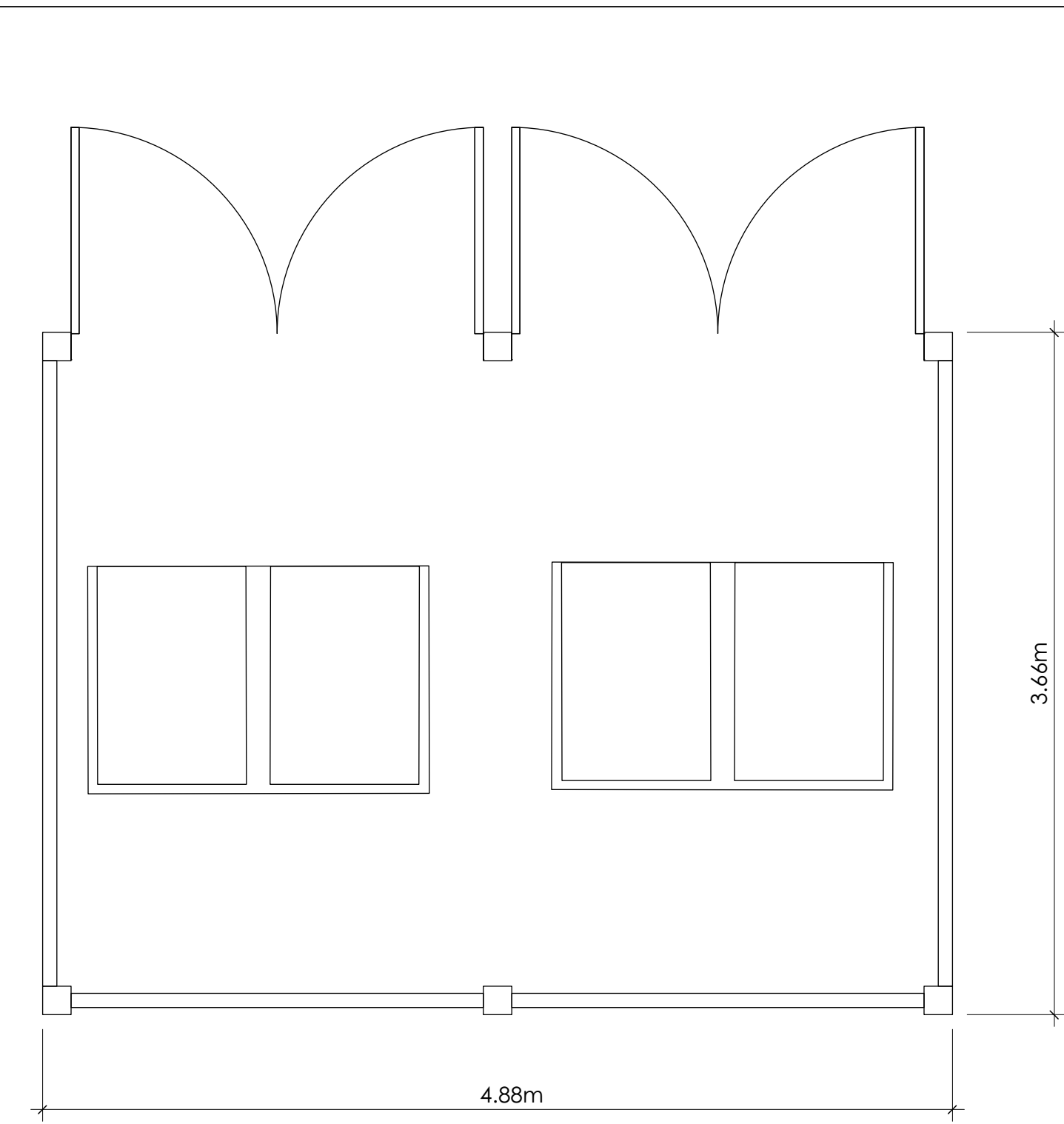
- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 47 Business Park Zone (IB) the minimum east rear yard setback for Building 200 is reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.);
 - (b) In Section F. Yards and Setbacks of Part 47 Business Park Zone (IB) the minimum north side yard setback for Building 200 is reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
 - (c) In Section F. Yards and Setbacks of Part 47 Business Park Zone (IB) the minimum south side yard setback for Buildings 100 and 200 is reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).
- 5. This development variance permit applies to only the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

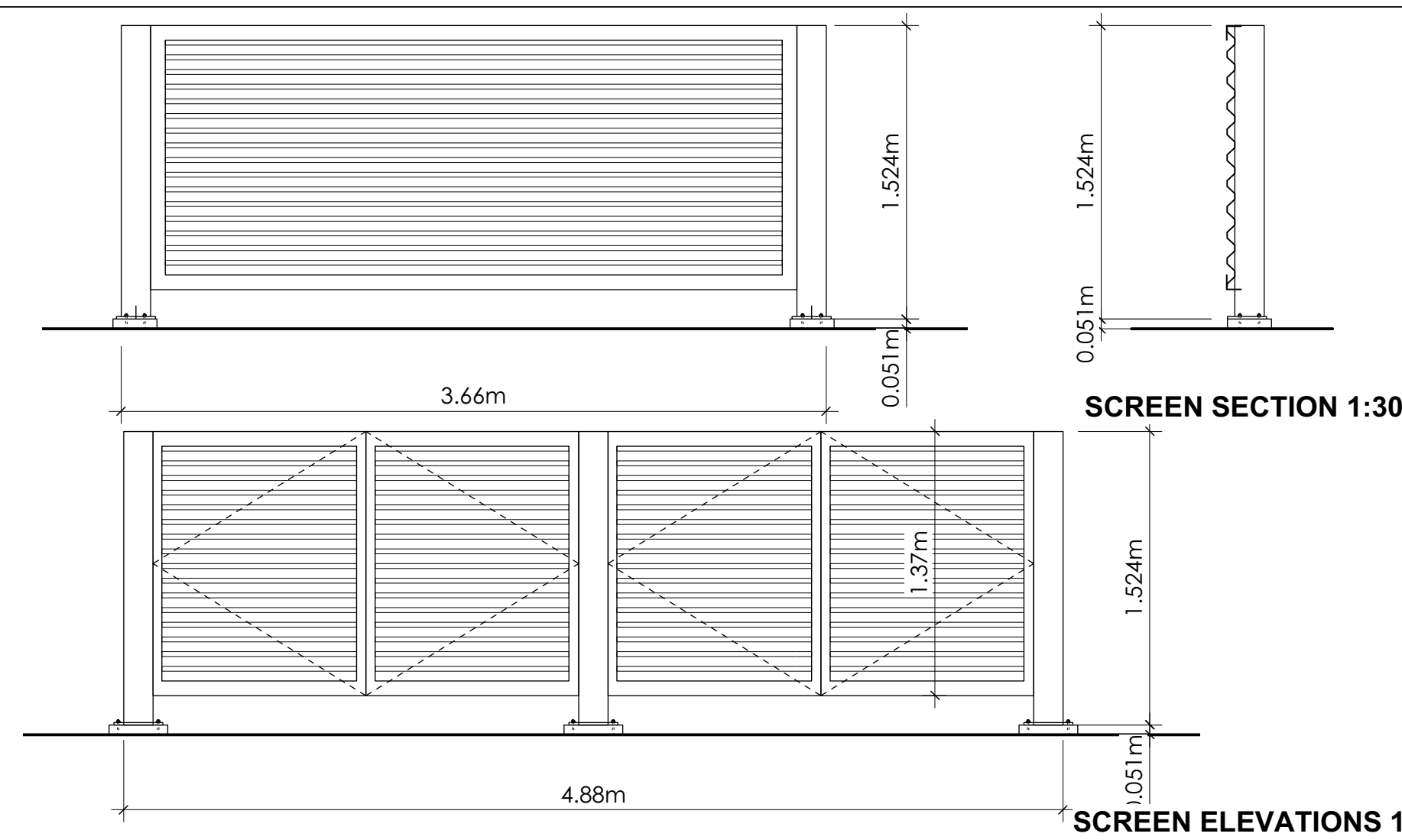
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

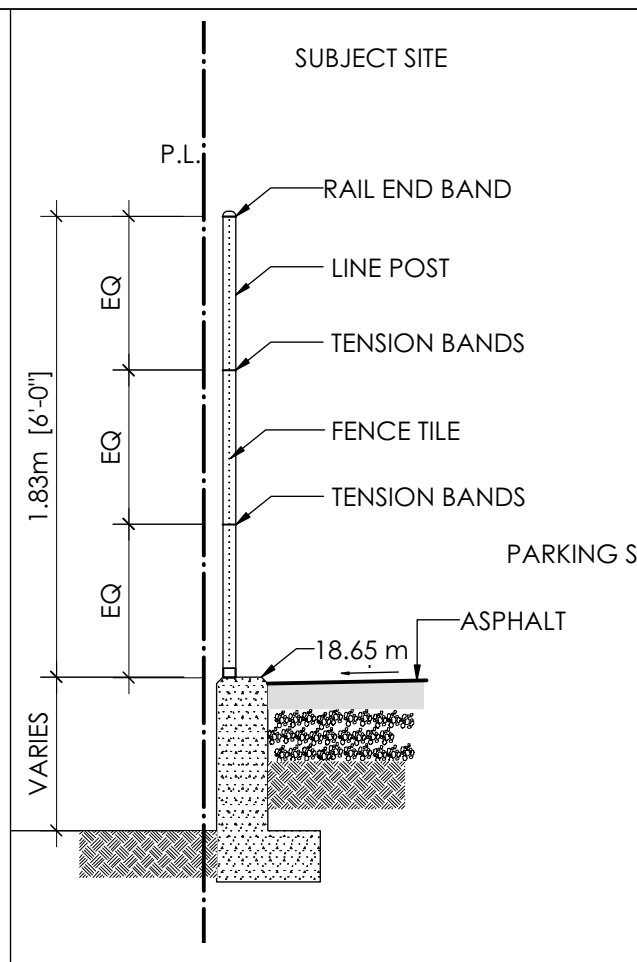


1 GARBAGE BIN

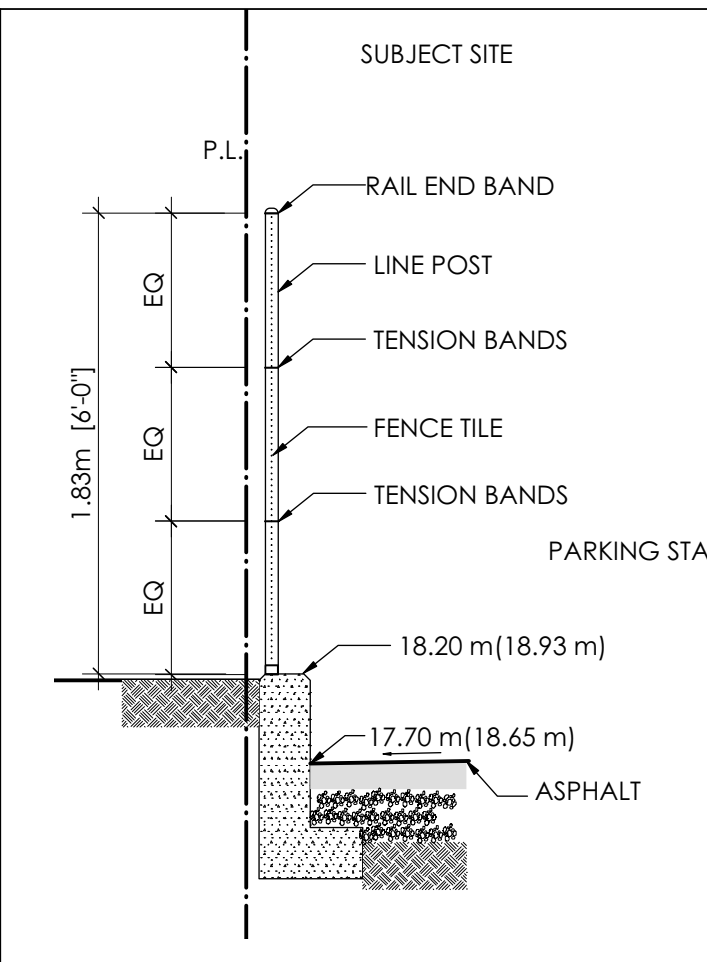


SCREEN SECTION 1:30

SCREEN ELEVATIONS 1:30



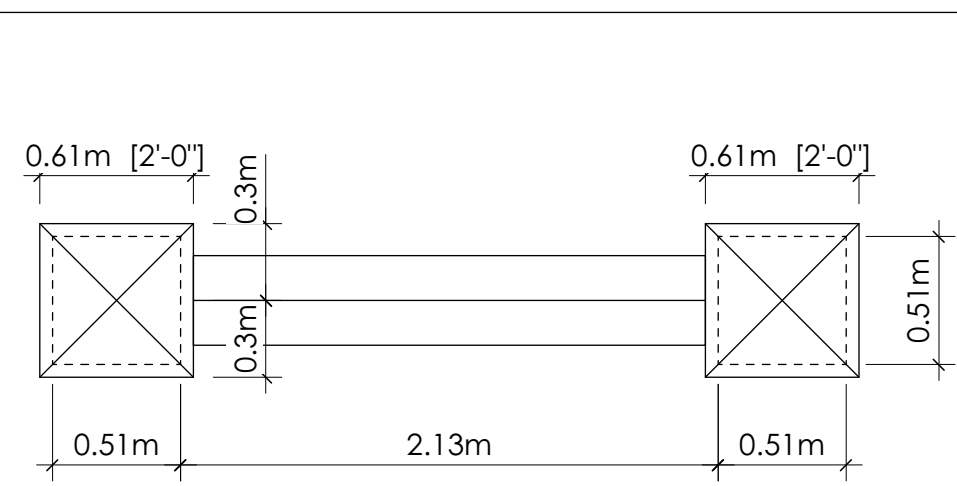
2A RETAINING WALL DETAIL



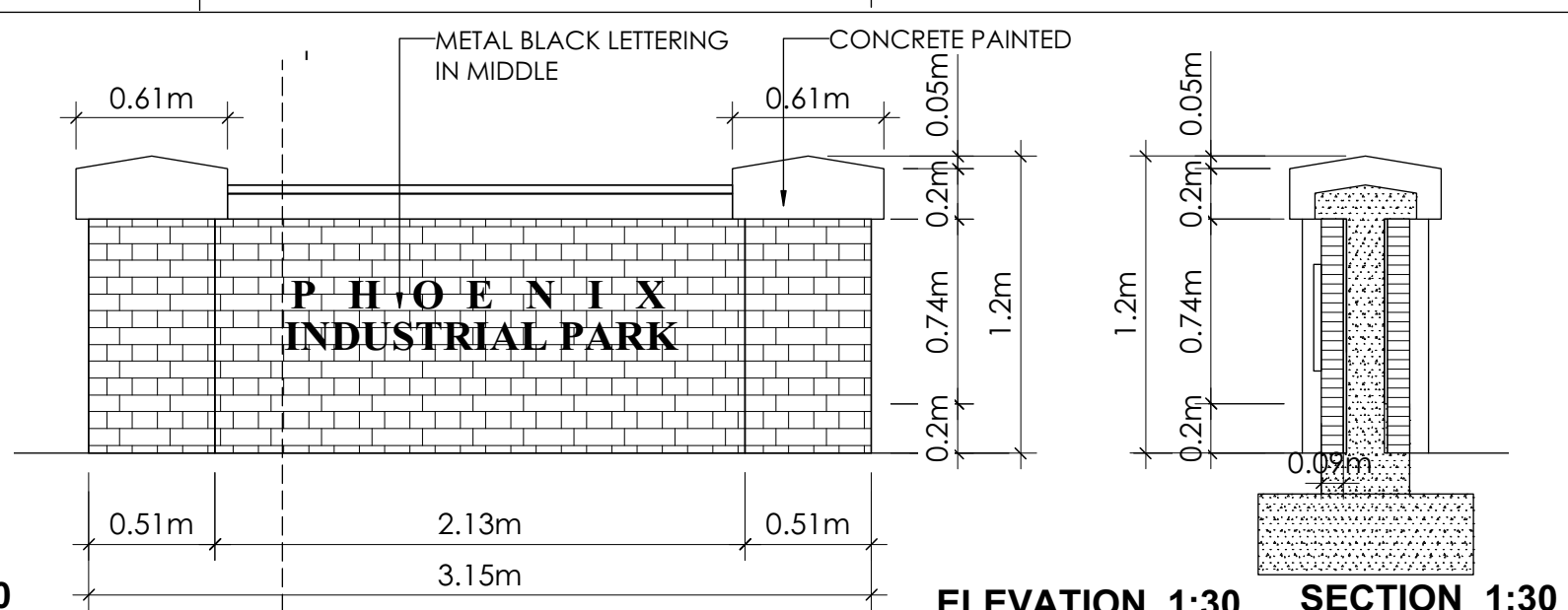
2B RETAINING WALL DETAIL



3 SECURITY LIGHT FITTING
WALL MOUNT LED SECURITY LIGHT FIXTURE
W/ DOWNWARD LIGHT DISTRIBUTION.
FINAL PROVISION COULD BE SIMILAR



4 FREESTANDING SIGN DETAIL



PLAN 1:30

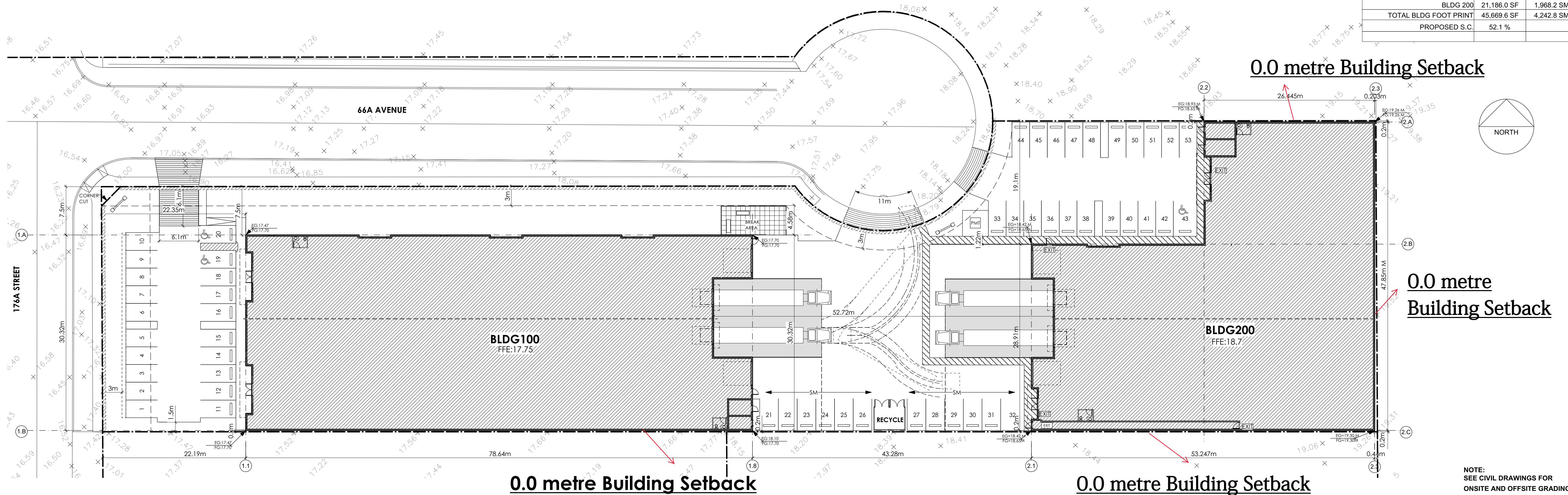
ELEVATION 1:30

SECTION 1:30

SITE INFORMATION		
ADDRESS:	17656 66A AVENUE, SURREY, BC	
LEGAL DESCRIPTION:	LOT A EXCEPT PART IN PLAN LMP 29257, SEC 17 TOWNSHIP 8, NWD DIST PLAN 4187	
ZONING:	IB	
ZONING ANALYSIS		
DRAWING LIST:		
NO.	TITLE	
A1.0	SITE PLAN / PARKING DATA & SITE ANALYSIS	
A1.1	BLDG 100 SITE PLAN	
A1.2	BLDG 200 SITE PLAN	
A1.3	CONTEXT PLAN	
A2.0	BLDG 100 FLOOR PLAN / BLDG 100 ROOF PLAN	
A2.1	BLDG 200 FLOOR PLAN / BLDG 200 ROOF PLAN	
A3.0	BLDG 100 N&S ELEVATION / BLDG 100 W&E ELEVATION	
A3.1	BLDG 200 N&S ELEVATION	
A3.2	BLDG 100 SECTION / BLDG 200 SECTION/BLDG 200 E ELEVATION	
A4.0	MATERIAL BOARD	

PARKING COUNTS		
REQUIRED	AREA	STALLS (NET MAIN FL :1/100 SM, MEZZANINE :2.5/100 SM)
BLDG 100		
NET MAIN FL	2274.6SM	22.7 STALLS
2ND FL (MEZZANINE 10%)	227.5SM	5.7 STALLS
BLDG 200		
NET MAIN FL	1968.2SM	19.7 STALLS
2ND FL (MEZZANINE 10%)	196.8SM	4.9 STALLS
SUB-TOTAL		53.0 STALLS
TOTAL REQUIRED	53.0 STALLS	
TOTAL PROVIDED	53 STALLS	
	3 H.C.	
	PROVIDED: 12 S.C. PROVIDED (25% MAX.)	

SITE AREA		
PART I COMMERCIAL	81,135.0 SF	7,537.7 SM
	1.863 ACRES	0.754 HA
PART II CITY'S LAND	6,567.0 SF	610.1 SM
	0.151 ACRES	0.061 HA
TOTAL SITE AREA	87,702.0 SF	8,147.8 SM
	2.013 ACRES	0.815 HA
PERMITTED FSR	0.75	65,776.5 SF
BLDG FSR		
BLDG 100		
MAIN FL (GROSS FLOOR AREA)	24,483.6 SF	2,274.6 SM
MECH ROOM	206 SF	19.138SM
NET FLOOR AREA	24,277.6 SF	2255.46SM
	BLDG A TOTAL	24,483.6 SF
BLDG 200		
MAIN FL (GROSS FLOOR AREA)	21,186.0 SF	1,968.2 SM
MECH ROOM / CORRIDOR	787 SF	73.115SM
NET FLOOR AREA	20,399.0 SF	1895.128SM
	BLDG B TOTAL	21,186.0 SF
TOTAL	45,669.6 SF	4,242.8 SM
MAX DENSITY	0.52	
	60.0 %	
PROPOSED		
BLDG 100	24,483.6 SF	2,274.6 SM
BLDG 200	21,186.0 SF	1,968.2 SM
TOTAL BLDG FOOT PRINT	45,669.6 SF	4,242.8 SM
PROPOSED S.C.	52.1 %	



0.0 metre Building Setback

0.0 metre Building Setback

0.0 metre Building Setback

0.0 metre Building Setback

NOTE:
SEE CIVIL DRAWINGS FOR
ONSITE AND OFFSITE GRADING.

REVISIONS			ISSUE			FIRM			SEAL			PROJECT NAME			DRAWN			DATE			SHEET TITLE								
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION							PHOENIX INDUSTRIAL PARK			I.G./P.W. AS NOTED			GA-G13			SITE PLAN								
6 MAY 14, 2018 DP - SUBMISSION 3a 5 APR 24, 2018 DP - SUBMISSION 3 4 JAN 26, 2018 DP - SUBMISSION 2 3 MAY 19, 2017 DP - SUBMISSION 1 2 MAR 20, 2017 DP - PRELIMINARY SITE PLAN 1 MAR 8, 2017 DP - PRELIMINARY						p. 604.721.7738 f. 604.222.0198 e. info@gradualarchitecture.com a. 2/F - 1892 West Broadway, Vancouver, BC., V6J 1Y9						PROJECT ADDRESS 17656 66A AVENUE, SURREY, BC						NOTE: COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GA). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GA AND CAN BE REPRODUCED ONLY WITH GA'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION UNLESS NOTED OTHERWISE.						REVISION NO.: 6			SHEET NO.: A1.0		

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 12-0326-00

Address: 17656 - 66 Avenue, Surrey, BC

Registered Arborist: Peter Mennel

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)	8
Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 7 X one (1) = <u>7</u> - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = <u>2</u> 	9
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	NA
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: May 19, 2017



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302

