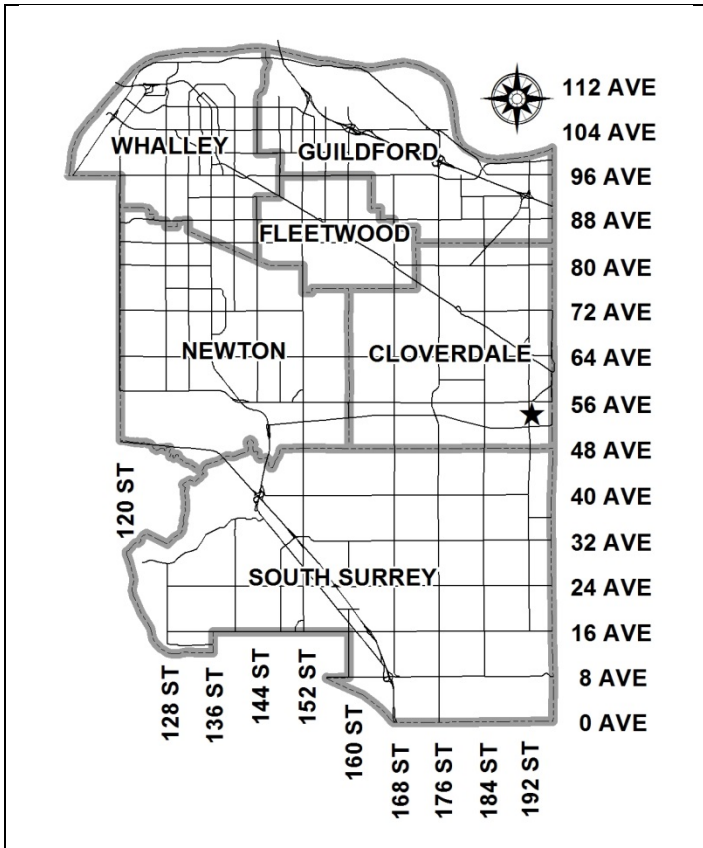


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0528-00

Planning Report Date: May 28, 2018



PROPOSAL:

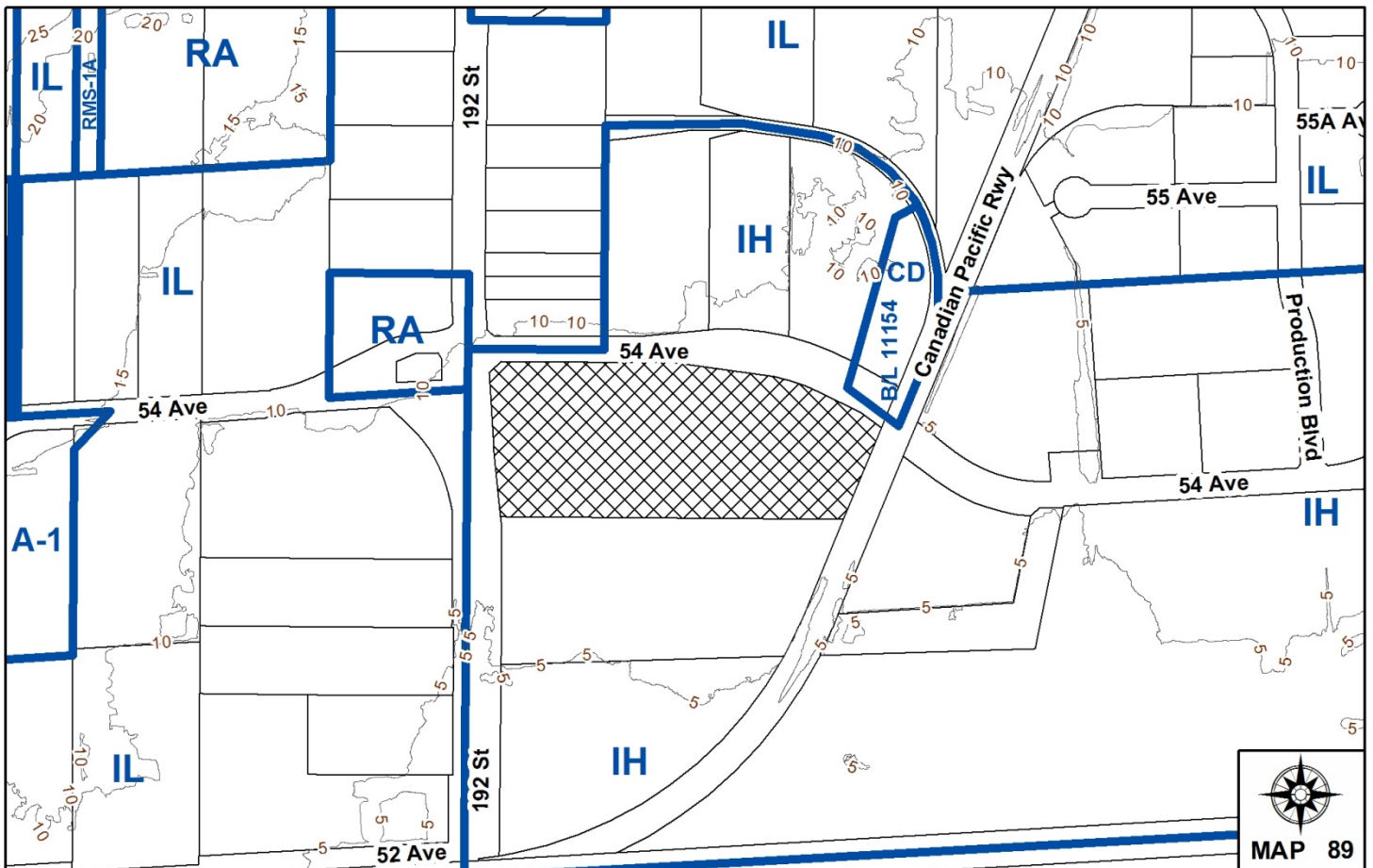
- Development Permit
- Development Variance Permit

to permit the development of an industrial warehouse/distribution centre in East Cloverdale.

LOCATION: 19238 - 54 Avenue

ZONING: IH

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the IH Zone to permit outdoor storage of semi-truck trailers between the principal building and 192 Street.
- Seeking a reduction to the minimum number of required off-street parking spaces from 105 to 72.
- Seeking to relax Part 7 Special Building Setbacks of Surrey Zoning By-law No. 12000, to allow the siting of free-standing signs to be a minimum of 2.0 metres (6.5 ft.) from the existing front lot line (192 Street) and side lot line on a flanking street (54 Avenue).

RATIONALE OF RECOMMENDATION

- Complies with the “Industrial” designation in the Official Community Plan and the Metro Vancouver Regional Growth Strategy.
- The proposed concrete tilt-up building is well designed and will provide an appealing addition to the surrounding industrial area. The proposed density and building form are contextually appropriate for this part of East Cloverdale.
- The applicant has confirmed 20 to 24 semi-truck trailers will be parked along the western portion of the site, between the principal building and 192 Street, with typical storage durations of 48 to 72 hours. The vehicles would be owned and operated by an outside logistics carrier; however, the proposed tenant (The Home Depot) would have full control over their movement.
- The frontage (along 192 Street) will be fenced with 1.8-metre (6-ft.) high “Omega” fencing (i.e. architecturally designed, black wire mesh fencing) and screened by a planted buffer a minimum of 3 metres (10 ft.) in width containing 1.5-metre (5-ft.) high landscaping.
- The proposed parking allocation is based on current staffing requirements at similar sized distribution operations operated by the proposed tenant (The Home Depot). There is space on site to add additional parking spaces should they be required in the future.
- The applicant has agreed to register a Section 219 Restrictive Covenant on title stipulating that should 192 Street and/or 54 Avenue be widened to the ultimate Arterial Road and Collector Road standards respectively, the Owner agrees to relocate the free-standing signs at the full cost to the Owner.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 79 17-0528-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7917-0528-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the IH Zone to permit the outdoor storage of semi-truck trailers between the principal building and 192 Street;
 - (b) to reduce the minimum number of required off-street parking spaces from 105 to 72 spaces; and
 - (c) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, to allow the siting of free-standing signs to be a minimum of 2.0 metres (6.5 ft.) from the existing front lot line (192 Street) and side lot line on a flanking street (54 Avenue).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) final approval from the Ministry of Transportation & Infrastructure;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant stipulating that, should 192 Street and/or 54 Avenue be widened to the ultimate Arterial Road and Collector Road standard respectively, the Owner agrees to relocate the proposed free-standing signs at the full cost of the Owner.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix IV.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted for one (1) year.

- Surrey Fire Department: No concerns, subject to the installation of fire department connections and fire alarm annunciator panels in locations approved by Surrey Fire Service, as well as the submission and acceptance of a Construction Fire Safety Plan prior to building permit issuance. The City of Surrey By-law No. 19108 for Public Safety E-Comm Radio Amplification applies to this building.
- BC Hydro: No concerns.
- Southern Railway of BC: No concerns, subject to final approval of the proposed rail spur track design prior to construction.

SITE CHARACTERISTICS

Existing Land Use: The western portion of the subject site is vacant, with the southwest corner encumbered by a BC Hydro right-of-way. While the eastern portion of the site is used as vehicle storage with no existing buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 54 Avenue):	Multi-tenant industrial building, concrete plant, machine shop and scrap metal recycling operation	Industrial	IL, IH and CD (By-law No. 11154)
East (Across Canadian Pacific Railway right-of-way):	Truck park (unauthorized) and partially constructed multi-tenant industrial and warehouse building	Industrial	IH
South:	Partially constructed building and vehicle storage for Clover Towing (under Development Application No. 7916-0108-00, Issued)	Industrial	IH
West (Across 192 Street):	Pre-cast concrete product supplier	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The 3.8-hectare (9.4-acre) subject site is located at 19238 – 54 Avenue, at the southeast corner of 54 Avenue and 192 Street in East Cloverdale (see Neighbourhood Context Photo, Appendix III). The property is designated “Industrial” in the Official Community Plan (OCP) and zoned “High Impact Industrial Zone (IH)”.
- A BC Hydro right-of-way encumbers the south-west portion of the subject property, covering approximately 0.09 hectares (0.2 acres) in area. While no buildings or structures are permitted BC Hydro does allow for the parking of vehicles, with a maximum height of 4.15 metres (13.6-ft.), as well as landscaping with a maximum mature height of 3 metres (10 ft.) within the right-of-way.
- Previously, the applicant proposed to develop the western-most 1.2 hectares (3 acres) of the site under a Temporary Use Permit (TUP), in order to permit a temporary ICBC motorcycle and truck testing facility. However, at the applicant’s request Development Application No. 7916-0108-00 was closed in November 2016 prior to consideration by Council.
- The applicant has now submitted an application for a Form and Character Development Permit and a Development Variance Permit (DVP) for parking, outdoor storage between the principal building and front lot line (192 Street) and free-standing signage setbacks, in order to allow for the development of a 9,903-square metre (106, 600-sq.ft.) tilt-up concrete distribution centre/warehouse and ancillary office building.

Planning Rationale

- The proposed industrial development is supported by a number of Official Community Plan (OCP) policies, including but not limited to:
 - E1.5 – Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare;
 - E1.6 – Support the infill and redevelopment of under-utilized Commercial, Mixed-Employment and Industrial land designations;
 - E1.10 - Ensure sufficient, convenient and appropriate access to employment lands including supply and goods movement routes and access to employment opportunities for Surrey’s workforce;
 - E1.11 – Protect industrially-designated land for industrial purposes, particularly industrial land accessible by water and railways; and
 - E1.27 – Support goods movement routes and rail and truck access between major employment areas in Surrey and between key transportation corridors and gateways, including the Surrey Fraser Docks, the Vancouver International Airport and the US/Canada border crossings, by planning for appropriate land uses and densities along major corridors.

- The proposed industrial development has merits in this location for the following reasons:
 - The subject site is located at the intersection of 54 Avenue and 192 Street, and is consistent with the industrial pattern of development within this portion of East Cloverdale; and
 - The proposed development will be adequately serviced with rail access to the abutting Canadian Pacific Railways line and unrestricted vehicle access to two designated truck routes (192 Street and Highway 10).

PRE-NOTIFICATION

- Two (2) development proposal signs were installed by the applicant along the 54 Avenue and 192 Street frontages of the subject site on December 18, 2018. To date, staff have received no telephone calls or correspondence in response.

DESIGN PROPOSAL

Building Design and Use

- The proposed building consists of 468 square metres (5,040 sq.ft.) of one-storey office space, 9,293 square metres (100,037 sq.ft.) of warehouse/distribution centre use and 141 square metres (1,520 sq.ft.) of space for electrical/mechanical facilities, for a total of 9,903 square metres (106,597 sq.ft.) of building area.
- The proposed building area represents a floor area ratio (FAR) of 0.26 and lot coverage of 26%, which complies with the maximum permitted FAR of 1.0 and maximum lot coverage of 60% permitted in the IH Zone.
- The building is proposed to be sited a minimum of 66.9 metres (219 ft.) from the west (front) lot line, 33 metres (108 ft.) from the north (side yard on a flanking street) lot line, 69 metres (227 ft.) from the east (rear) lot line and 9 metres (29 ft.) from the south (side) lot line, which complies with the setback requirements of the IH Zone.
- The proposed tilt-up concrete building will be painted in a two-tone colour palette with geometric feature bands. The one-storey office component is the principal entrance of the building and will have extensive dark gray semi-reflective glazing (see Building Elevations, Appendix II).
- There are thirteen (13) loading bays located along the north side of the building, with an additional two (2) and five (5) loading bays along the rear (east) and side (south) of the building respectively.
- Two (2) over-sized 9-metre (30-ft.) wide by 6-metre (20-ft.) high overhead doors, located at the front (west) and rear (east) of the building, will provide access to an interior truck loading lane within the proposed building.
- All roof-top mechanical units will be screened with corrugated aluminum siding.

Parking, Vehicle Access and Circulation

- The proposal includes a total of 72 parking spaces, which is less than the 102 parking spaces required under Surrey Zoning By-law No. 12000, as summarized in the following table:

Proposed Use	Gross Floor Area (GFA)	Part 5 Parking Requirements	No. of Parking Spaces required
Industry – High Impact	9,294 square metres (100,037 sq.ft.)	1.0 parking spaces per 100 m ² (1,075 ft ²) of gross floor area (gfa)	93 parking spaces
Administrative Office	468 square metres (5,040 sq.ft.)	2.5 parking spaces per 100 m ² (1,075 ft ²) of gross floor area (gfa) for a building outside of City Centre	12 parking spaces
No. of Spaces Required			105 parking spaces
No. of Spaces Proposed			72 parking spaces
Deficiency			33 parking spaces

- The applicant is requesting a Development Variance Permit (DVP) to reduce the parking requirements of the Surrey Zoning By-law (see By-law Variances section).
- There are three (3) proposed vehicular accesses to the site, one (1) off of 192 Street and two (2) off of 54 Avenue. Access from 192 Street will be restricted to right-in, right-out only. The eastern-most access to 54 Avenue, located below the adjacent overpass, will be designated as exit only.
- Thirty-two (32) employee and visitor parking spaces are located to the west of the proposed building, adjacent to the proposed ancillary office space. The remaining forty (40) employee parking spaces are located within the warehouse/distribution centre work yard to the west, northwest and south of the proposed building. All proposed off-street parking spaces will be accessed from 54 Avenue and 192 Street via gated entrance driveways.
- Interim parking for 20 to 24 semi-truck trailers is proposed within the western portion of the subject site, adjacent to 192 Street. As the IH Zone does not permit outdoor storage within the front yard setback (i.e., between the principal building and 192 Street) the applicant is requesting a variance (see By-law Variances section).
- The applicant is also proposing to construct a new on-site rail spur from the existing Canadian Pacific Railway tracks to the immediate east, in order to provide rail access to the proposed distribution centre. Approximately 25 shipments are expected per month via the new rail spur. Southern Railway of BC has no concerns with the proposal, subject to the submission and approval of finalized track design drawings.

Outside Storage of Equipment (Side and Rear Yard)

- The proposed building will function as the distribution hub for a number of retail (The Home Depot) outlets throughout Metro Vancouver. The applicant anticipates between 10-15 trucks will access and egress the subject site on a daily basis, primarily through the 54 Avenue access points.

- Portions of the side and rear yards will be used for the storage of bulk sheet goods (i.e. siding materials, fencing sections, roof shingles, etc.) on an interim basis. The duration of the storage period will vary based on individual retail outlet needs.

Landscaping

- The applicant proposes a continuous 3-metre (10-ft.) wide landscape strip along the west (front) and north (side yard on flanking street) property lines, as well as a 1.5-metre (5-ft.) wide landscape strip wrapping around a portion of the south (interior side) yard.
- The proposed perimeter landscaping will be a minimum of 1.5 metres (5 ft.) in height to provide for appropriate screening of the proposed industrial use. For that portion of the perimeter landscaping located within the BC Hydro right-of-way at the south-west corner of the site, landscaping is restricted to low-growing trees, shrubs and plants not exceeding 3.0 metres (10 ft.) in height at maturity.
- The landscaping plan includes a variety of new trees and shrubs in both coniferous and deciduous varieties. New tree species include Globe Maple, Threadleaf Cypress, Raywood Ash, Halka Honey Locust, Yellowbird Magnolia, Dawn Redwood, Serbian Spruce, Sentinel Pine and Red Oak, and a mixture of shrubs including Springwood White Heather, Hino White Azalea, Otto Luyken Laurel and Smaragd Cedar.
- The proposed landscape buffer along the front and interior side yards is consistent with that approved under Development Permit No. 7916-0108-00 to the immediate south (Clover Towing, 5340 – 192 Street).
- Within the western employee and visitor parking lot, the applicant proposes seven (7) landscape islands, containing Red Oak trees and low-lying shrubs, which will include a minimum of 10 cubic metres (353 cubic feet) of structural soil.
- The site will be secured with perimeter fencing and gated entry points. Fencing along 192 Street and wrapping the northwest corner of the site will be 1.8-metre (6-ft.) high “Omega” fencing (i.e., architecturally designed, black wire mesh fencing). The remainder of the fencing will be standard 2.4-metre (8-ft.) high standard galvanized chain-link fencing.
- Eight (8) Dawn Redwoods, in a double-row configuration, are proposed for the northeast corner of the subject site. With rapid growth rate and a mature height of 15 to 27 metres (50 to 90 ft.), the northeast landscape buffer will provide effective screening between the proposed industrial use, including rear yard outside storage, and traffic crossing the 54 Avenue overpass.

Signage

- One (1) fascia/identification sign is proposed on the north-west corner of the proposed building consisting of individual black painted letters approximately 0.6 metres (2 ft.) in height which will display the address (19238) of the building.
- One (1) free-standing sign is proposed in the landscaping buffer adjacent to the 192 Street entry driveway, while an additional free-standing sign is proposed in the landscaping buffer adjacent to the western-most 54 Avenue entry driveway.

- The free-standing signs will be double-sided, illuminated and consist of an tan coloured aluminum shell with a flared portion adjacent to the highway containing the words “Distribution Centre” routed out and backed with LED lighting, that will alternate between black and white during the day and night respectively. A 1-metre by 1-metre (3.5 ft. x 3.5 ft.) black-framed insert will contain additional copy comprised of a digital graphic print on white lexan base with a white LED backlight. The copy colours will be orange, white and black (see Sign Details, Appendix II).
- The proposed free-standing signs will be 2.7 metres (9 ft.) high and 1.4 metres (4.75 ft.) wide, with a total sign area of 7.8 square metres (84 sq.ft.), which complies with the free-standing sign requirements of the Sign By-law.
- Although set back a minimum of 2 metres (6.5 ft.) from both 192 Street and 54 Avenue, the proposed siting of the free-standing signs requires a variance (see By-law Variance section).
- The proposed signage consists of high quality, durable materials and is appropriate in terms of design and scale in relation to the existing industrial character of the surrounding neighbourhood.

TREES

- Bob Kwak, ISA Certified Arborist of Central Valley Arborist Consulting 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
Coniferous Trees			
Douglas Fir	7	0	7
Total			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		54	
Total Retained and Replacement Trees		61	
Contribution to the Green City Fund		No contribution required	

- The Arborist Assessment states that there are a total of seven (7) mature trees on the site. There are no Alder and Cottonwood trees. It was determined that all existing mature 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.
- Fifty-four (54) new trees proposed for the site will consist of a variety of species, including Globe Maple, Threadleaf Cypress, Raywood Ash, Haika Honey Locust, Yellowbird Magnolia, Dawn Redwood, Serbian Spruce, Sentinel Pine and Red Oak.

- In summary, a total of sixty-one (61) trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 15, 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"> • Complies with the Industrial designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density and FAR is in keeping with the Zoning By-law, and are appropriate for this part of East Cloverdale.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • All existing mature trees on the subject site are proposed to be retained, with the addition of fifty-four (54) new trees and low-lying shrubs, consisting of a variety of species.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Transit service runs along both 54 Avenue and 192 Street, with a transit stop within walking distance of the subject site. • The proposed development fronts onto and will connect to the Latimer Greenway and is a short distance from the Cloverdale Greenway, which commences at the northeast corner of 54 Avenue and 192 Street
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> • Natural access control by clearly defining entries to both the office and warehouse/distribution centre uses as well as the outdoor storage areas; and • Exterior lighting to provide additional visibility on site.
6. Green Certification (F1)	<ul style="list-style-type: none"> • No green rating or certification is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A development proposal sign was installed on the subject site.

ADVISORY DESIGN PANEL

- The proposal was not referred to the Advisory Design Panel (ADP), but was reviewed internally by staff and found to be acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Section J.2 of the IH Zone, in order to permit outdoor storage of semi-truck trailers, more than 5,000 kilograms (11,023 lbs.) GVW, between the principal building and 192 Street.

Applicant's Reasons:

- It is anticipated 20 to 24 semi-truck trailers will be stored on the subject site at one time, for an average duration of between 48 to 72 hours, based on carrier demurrage cycles. While the semi-truck trailers would be operated by a logistics carrier company contracted to The Home Depot, employees on site would have full control over their movements.
- That portion of the subject site used for the interim storage of semi-truck trailers will be paved and serviced by on-site stormwater mitigation measures.
- A future building is contemplated within this area as part of a later phase of development.

Staff Comments:

- Part J.2 of the IH Zone prohibits outdoor storage between the principal building and the highway (192 Street). The applicant is proposing the interim storage of semi-truck trailers in front of the principal building, which requires a Development Variance Permit.
- Vehicle storage, including vehicles greater than 5,000 kilograms (11,023 lbs.) GVW is a permitted use in the IH Zone.
- The front portion of the site will be fenced with 1.8-metre (6-ft.) high "Omega" fencing (i.e., architecturally designed, black wire mesh fencing) and screened with 3-metre (10-ft.) wide by 1.5-metre (5-ft.) high landscaping.
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum number of required off-street parking spaces for a purpose-built industrial building from 105 to 72.

Applicant's Reasons:

- The proposed development is considered a purpose-built industrial building (warehouse/distribution centre) for The Home Depot, a home improvement supplies retail company that sells tools and construction materials.
- The proposed business operation would only require 10 to 15 employees at any given time. Furthermore, the proposed business does not include a retail component, thereby producing no walk-in traffic, instead relying upon phone orders and direct to retailer or worksite delivery of materials or equipment.

Staff Comments:

- The applicant has demonstrated that space is available on the subject site to accommodate an additional 33 off-street parking spaces, thereby complying with the Zoning By-law, should the property be sold and the proposed building be utilized by a different owner in the future.
- The proposed use is not expected to generate significant on-street parking pressure.
- Engineering (Transportation) staff have reviewed the proposed reduction to the minimum off-street parking requirements and have no concerns.

(c) Requested Variance:

- To relax Part 7 Special Building Setbacks of Surrey Zoning By-law No. 12000, to allow the siting of a free-standing sign to be a minimum of 2.0 metres (6.5 ft.) from the existing front (192 Street) and side lot line on a flanking street (54 Avenue).

Applicant's Reasons:

- The special building setback requirement along 192 Street require that a free-standing sign be setback an additional 7 metres (23 ft.) over the typical 2-metre (7 ft.) setback required for free-standing signs, for a total required setback of 9 metres (30 ft.). For 54 Avenue an additional 1.942 metres (6.3 ft.) of setback is required for a total required setback of 3.942 metres (12.3 ft.). This would result in reduced visibility of the free-standing signs.

Staff Comments:

- Part 7 Special Building Setbacks of the Zoning By-law stipulates that the setback of any buildings or structures on a lot abutting an existing or future Collector or Arterial road shall be the sum of one-half of the ultimate road right-of-way width, measured from the centreline, plus the required setback of the zone in which the lot is located.
- The existing road right-of-way width, as measured from centreline, for that portion of 192 Street fronting the subject property is 13.5 metres (45 ft.). The ultimate road width of 192 Street, as measured from centreline, is 20.5 metres (67 ft.); therefore, approximately 7.0 metres (23 ft.) of additional road widening would be required.
- The existing road right-of-way width, as measured from centreline, for that portion of 54 Avenue abutting the subject property is approximately 10 metres (33 ft.). The ultimate road width of 54 Avenue, as measured from centreline, is 12 metres (39 ft.); therefore, 1.942 metres (6.3 ft.) of additional road widening would be required.
- The Engineering Department has determined that no additional road dedication or construction is required from either 192 Street or 54 Avenue as part of the subject application. Ultimately, while additional road dedication will be required to construct both 192 Street and 54 Avenue to the Arterial and Collector Road standard respectively, it is not identified in the City of Surrey's 10-Year Servicing Plan, therefore, the timing of this ultimate road widening is uncertain.

- The applicant has agreed to register a Section 219 Restrictive Covenant on title stipulating that, should 192 Street and/or 54 Avenue be widened to the ultimate Arterial Road and Collector Road standards respectively, the Owner agrees to relocate the free-standing signs at the full cost to the Owner.
- Staff support the requested variance.

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.	Site Plan, Building Elevations, Lot Grading Plan, Exterior Lighting Plan, Landscape Plans and Sign Elevation
Appendix III.	Neighbourhood Context Photo (COSMOS, May 2017 Aerial Photo)
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7917-0528-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CRL/dk

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: IH

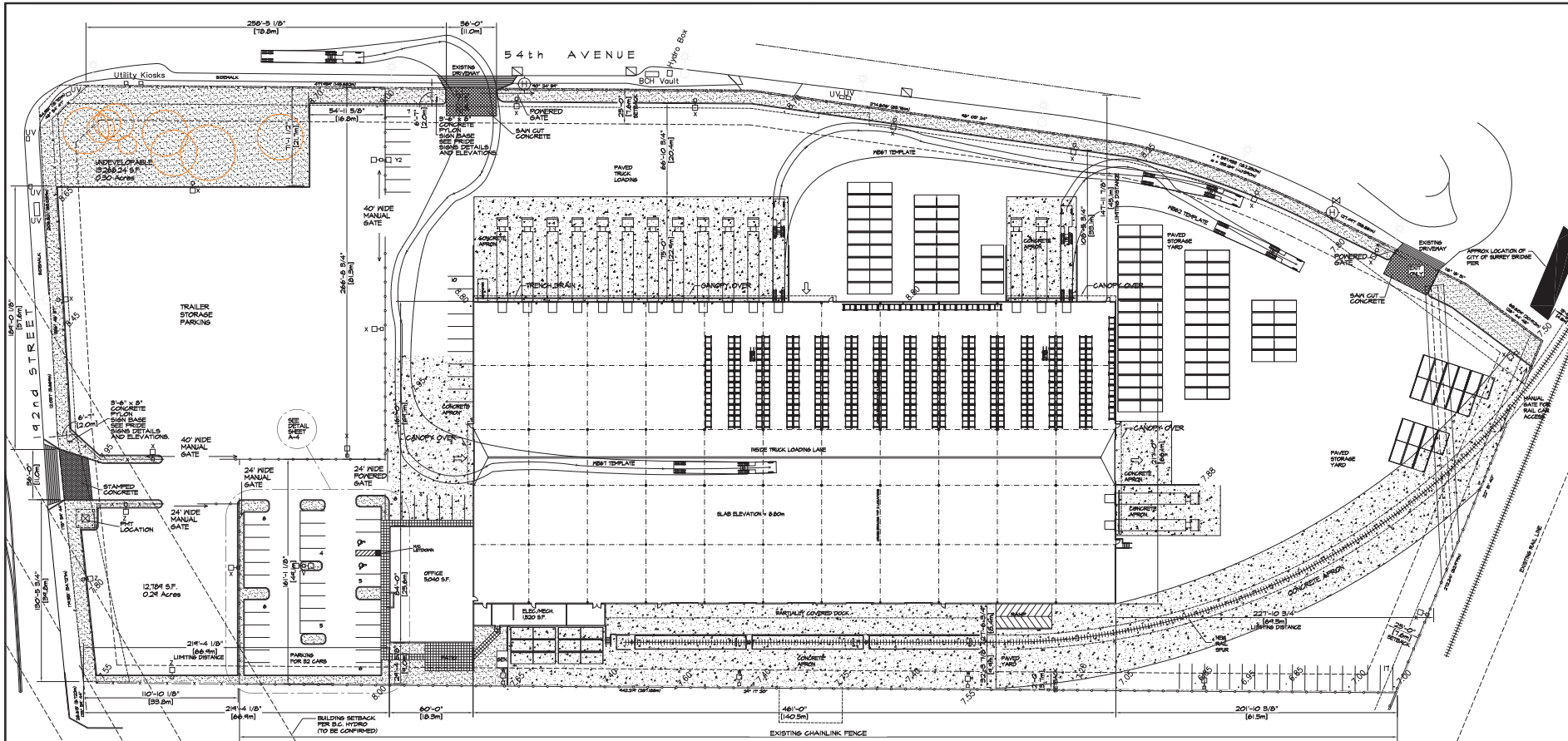
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	38,045 sq.m.	No Change
Road Widening area	N/A	
Undevelopable area	N/A	
Net Total	38,045 sq.m.	No Change
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	26.03%
Paved & Hard Surfaced Areas		66.70%
Total Site Coverage		92.73%
SETBACKS (in metres)		
Front Yard	7.5 m.	66.9 m.
Rear Yard	7.5 m.	69 m.
Side Yard on a Flanking Street (N)	7.5 m.	33 m.
Side Yard (S)	3.6 m.	9 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m.	10.5 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		N/A
Office		468 sq.m.
Total		
FLOOR AREA: Industrial		9,434 sq.m.
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA	38,045 sq.m.	9,903 sq.m.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
FAR (gross)	1.0	0.26
FAR (net)	1.0	0.26
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		N/A
Industrial	105	72*
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		N/A
Institutional		N/A
Total Number of Parking Spaces		72
Number of accessible stalls		2
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

*Variance requested

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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LEGAL DESCRIPTION:
 LOT 35, SEC 3, T1P 8,
 PLAN S68571 WD,
 EXCEPT PLAN BCF 49882
 & EPP 32312

MUNICIPAL ADDRESSES:
 1238 - 54th AVENUE
 SURREY, B.C.

SITE INFORMATION:
 SITE AREA: 4.42 Acres (401,483.64 S.F.)
 ZONING: B8042.04 sq m
 SITE COVERAGE: 26.05%

BUILDING AREAS:
 WAREHOUSE: 100,031 S.F. (9,293.66 sq m)
 MAIN FLOOR OFFICE: 5,040 S.F. (465.22 sq m)
 ELEC-MECH ROOM: 1,520 S.F. (141.21 sq m)
 TOTAL: 106,591 S.F. (9,900.10 sq m)

BUILDING FOOTPRINT:
 106,591 S.F. (9,900.10 sq m)

PARKING STALL DIMENSIONS:
 TYPICAL STALL DIMENSIONS SHOWN ARE AT:
 WIDTH = 21.7m (71'-0")
 LENGTH = 9.3m (30'-6")
 2 WAY TRAFFIC AISLE = 6.7m (22'-0")
 H/C STALL =

PARKING REQUIREMENTS:
 OFFICE @ 1 SPACE PER 1075 S.F.
 5,040 S.F. / 1075 S.F. x 2.5
 PARKING REQUIRED = 12 CARS

SHOP @ 1 SPACE PER 1075 S.F.
 100,031 S.F. / 1075 S.F.
 PARKING REQUIRED = 93 CARS

TOTAL PARKINGS REQUIRED = 105 CARS
 TOTAL PARKINGS PROVIDED = 112 CARS

NOTE: DVP REQUIRED FOR ADDITIONAL 83 PARKING STALLS REQUIRED FOR A POSSIBLE FUTURE TENANT.

LEGEND:

- PROPERTY LINE
- - - BUILDING SETBACKS
- - - EASEMENTS
- - - CHAINLINK FENCE
- - - "OMEGA" FENCE

- [Pattern] = SOFT LANDSCAPE (SEE LANDSCAPE PLAN)
- [Pattern] = CONCRETE SIDEWALK BROOM FINISH
- [Pattern] = STAMPED CONCRETE
- [Pattern] = ASPHALT PAVING
- [Pattern] = SAW CUT CONCRETE
- [Pattern] = EXT. S.O.S. APRON

DRAWING LIST:

- A1 - SITE PLAN
- A2 - CONTEXT PLAN
- A3 - BASE PLAN
- A4 - SITE DETAILS
- A5 - WAREHOUSE FLOOR PLAN
- A6 - OFFICE PLAN
- A7 - OFFICE REFLECTED CEILING PLAN
- A8 - ROOF PLAN
- A9 - EXTERIOR ELEVATIONS
- A10 - SECTION A-A
- A11 - SECTION B-B
- A12 - NOT USED
- A13 - NOT USED
- A14 - NOT USED

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REVISIONS

REV	DATE	DESCRIPTION
1.	28 NOV '11	ISSUED FOR DEVELOPMENT PERMIT
1.	28 NOV '11	CITY COMMENTS ADDRESSED
2.	3 MAR '12	CITY COMMENTS ADDRESSED
3.	20 APR '12	CITY COMMENTS ADDRESSED

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 VANCOUVER, B.C. V5E 0T2
 TEL: 604-759-5700
 WWW.ATADIRECTORIAL.COM

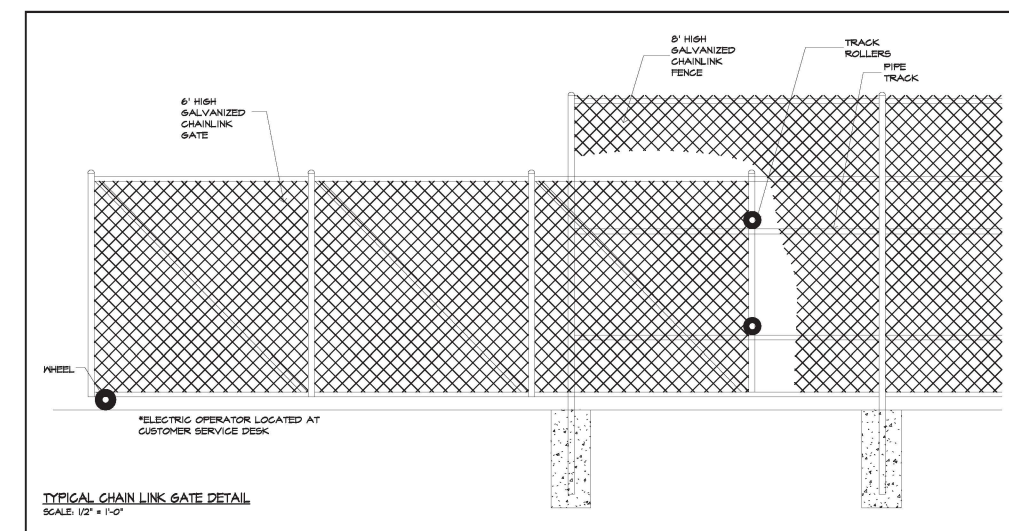
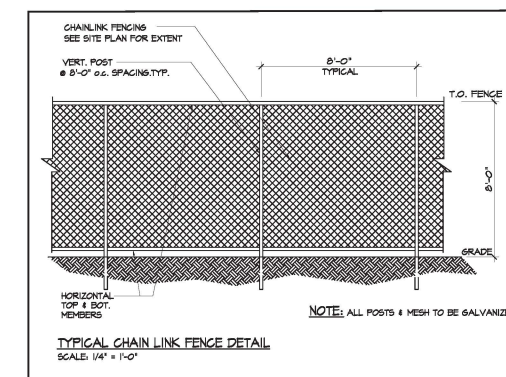
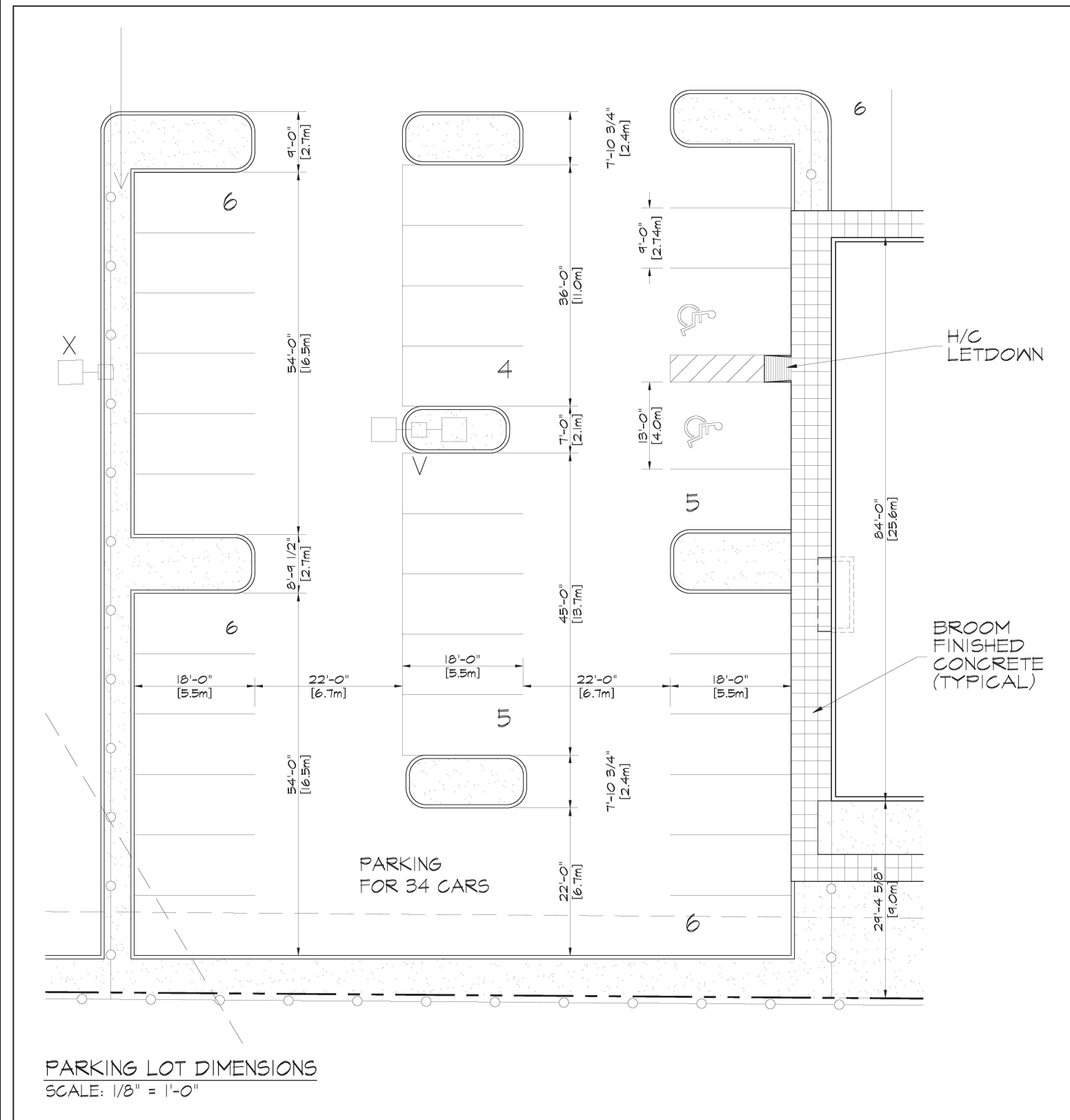
PROJECT
HOME DEPOT DISTRIBUTION

14238-54th Avenue
 Surrey, B.C.

TECK CONSTRUCTION LLP
 5197-216th STREET
 LANGLEY B.C.

PROJECT NUMBER
SHEET TITLE
 SITE PLAN

SCALE 1" = 40'-0"
DATE 28 NOV 11
SHEET No. A1
CF



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REVISIONS

REV.	DATE	DESCRIPTION
0.	20 NOV. '17	ISSUED FOR DEVELOPMENT PERMIT
1.	24 JAN. '18	CITY COMMENTS ADDRESSED
2.	10 MAR. '18	CITY COMMENTS ADDRESSED

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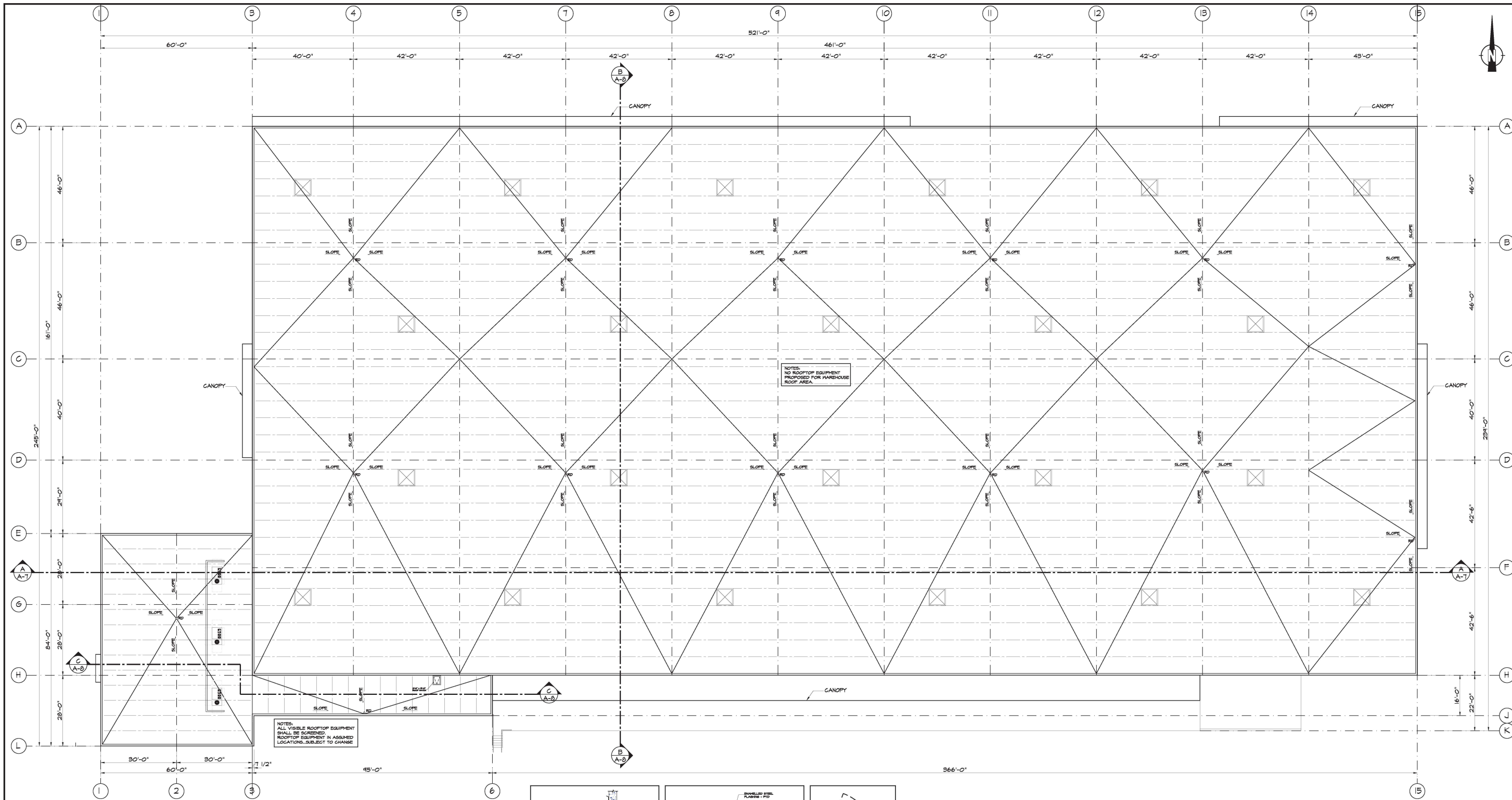
TECK CONSTRUCTION LLP
5197-216th STREET
LANGLEY B.C.

PROJECT
NUMBER

SHEET
TITLE SITE DETAILS

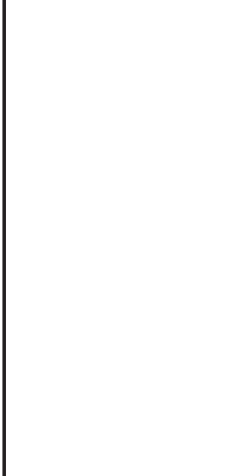
SCALE AS NOTED
DATE 20 NOV. '17
CHK'D BY
DR'N. BY TJDH

SHEET No.
A4 OF -



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REV.	DATE	DESCRIPTION
0	20 NOV. 17	ISSUED FOR DEVELOPMENT PERMIT
1	24 JAN. 18	CITY COMMENTS ADDRESSED
2	10 MAR. 18	CITY COMMENTS ADDRESSED



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 Surrey, B.C.

TECK CONSTRUCTION LLP
 5197-216th STREET
 LANGLEY B.C.

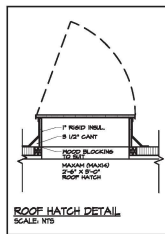
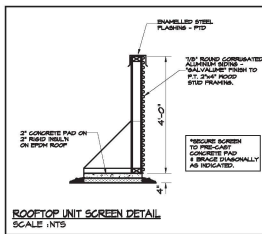
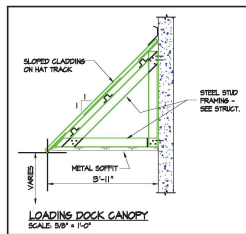
SHEET TITLE
ROOF PLAN

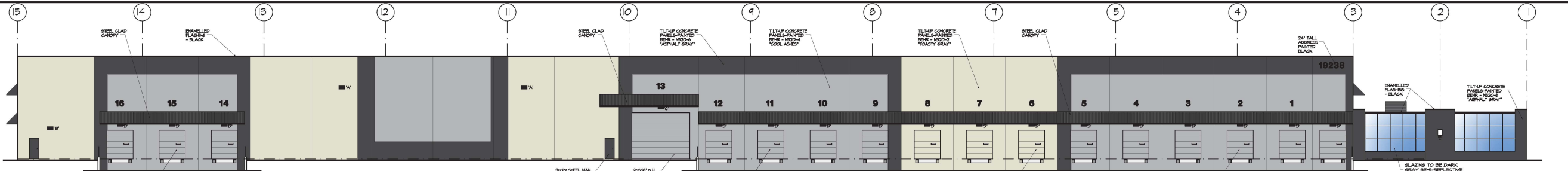
SCALE 1/16" = 1'-0" SHEET No. A8
 DATE 20 NOV. 17 OF
 CHK'D BY DR.N. BY TDH

ROOF PLAN
 SCALE: 1/16" = 1'-0"

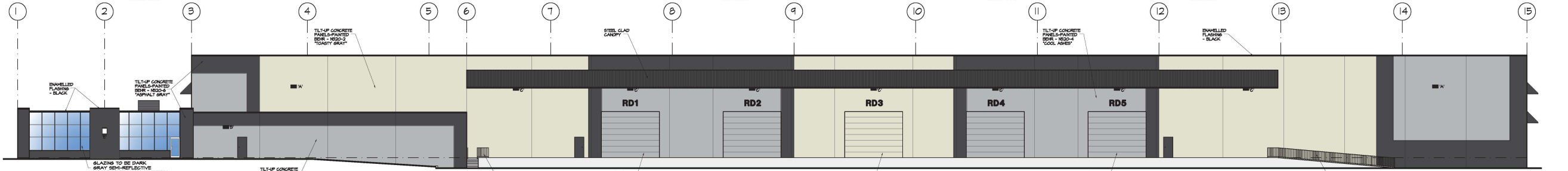
NOTES:
 ALL VISIBLE ROOFTOP EQUIPMENT SHALL BE SCREENED
 ROOFTOP EQUIPMENT IN ASSUMED LOCATIONS, SUBJECT TO CHANGE

NOTES:
 NO ROOFTOP EQUIPMENT PROPOSED FOR WAREHOUSE ROOF AREA.

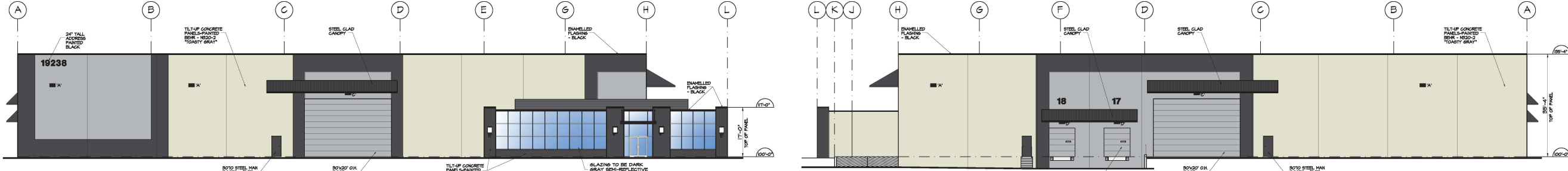




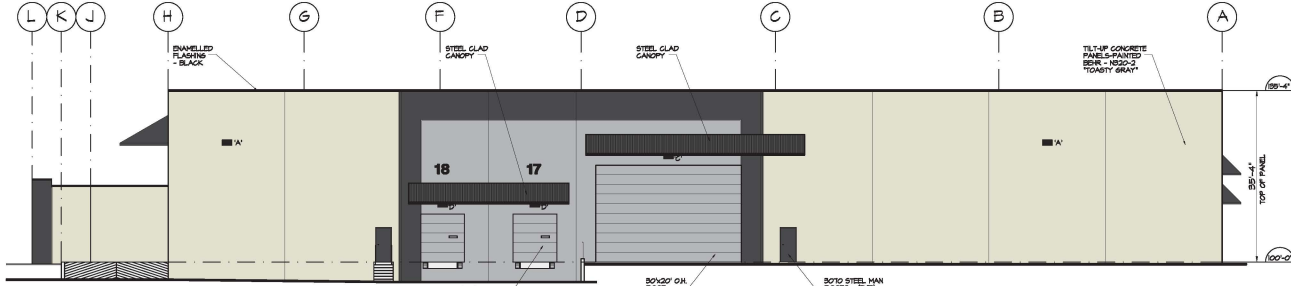
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST OFFICE ELEVATION
SCALE: 1/4" = 1'-0"

COLOR LEGEND:

- P1 = TILT-UP PANELS PAINTED - BEHR "TOASTY GRAY" N520-2
- P2 = TILT-UP PANELS PAINTED - BEHR "ASPHALT GRAY" N520-6
- P3 = TILT-UP PANELS PAINTED - BEHR "CARBON" N520-1
- P4 = TILT-UP PANELS PAINTED - BEHR "COOL ASHES" N520-4

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REVISIONS

REV.	DATE	DESCRIPTION
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2.	10 MAR. 18	CITY COMMENTS ADDRESSED

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SEAL

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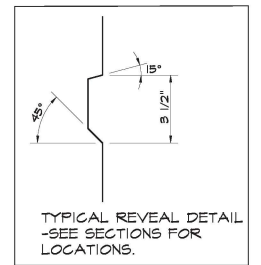


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LANGLEY B.C.

PROJECT NUMBER
SHEET TITLE **ELEVATIONS**

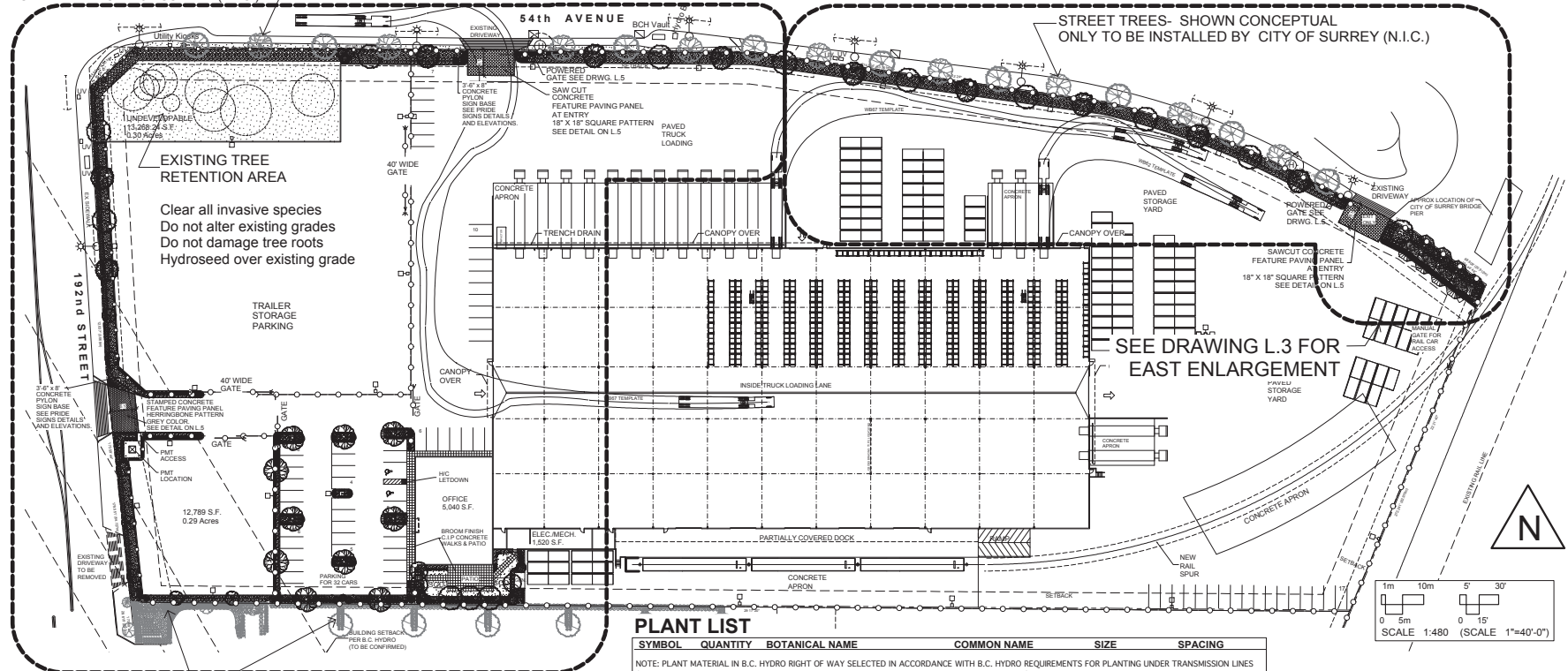
SCALE 1/16" = 1'-0" SHEET No. **A9**
DATE 20 NOV. 17
CHK'D BY DR'N. BY TDH

- EXTERIOR LIGHT FIXTURES**
- A MOUNTED AT 24'-0" ABOVE FINISHED FLOOR
 - B MOUNTED AT 10'-0" ABOVE FINISHED FLOOR
 - C MOUNTED AT UNDERSIDE OF CANOPY AT 22'-0"/18'-0"
 - D MOUNTED AT UNDERSIDE OF LOADING DOCK CANOPY AT 12'-0"
 - E DECORATIVE FIXTURE MOUNTED AT 11'-0" ABOVE FINISHED FLOOR
- *ALL LIGHTS SPECIFIED ARE FULL CUT OFF AND DARK SKY COMPATIBLE.



STREET TREES- SHOWN CONCEPTUAL ONLY TO BE INSTALLED BY CITY OF SURREY (N.I.C.)

STREET TREES- SHOWN CONCEPTUAL ONLY TO BE INSTALLED BY CITY OF SURREY (N.I.C.)



EXISTING LANDSCAPING ON ADJACENT PROPERTY

SEE DRAWING L.2 FOR WEST ENLARGEMENT

SEE DRAWING L.3 FOR EAST ENLARGEMENT

PLANT LIST

NOTE: PLANT MATERIAL IN B.C. HYDRIC RIGHT OF WAY SELECTED IN ACCORDANCE WITH B.C. HYDRIC REQUIREMENTS FOR PLANTING UNDER TRANSMISSION LINES (MAXIMUM 3m HEIGHT TREES ONLY PERMITTED WITHIN TRANSMISSION LINE RIGHT OF WAY CORRIDOR)

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	7	<i>Acer globosum</i>	Globe Maple	5cm. cal. B&B	
	6	<i>Chamaecyparis pisifera filifera</i>	Threadleaf Cypress	1.5m ht. B&B	
	10	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	5cm cal. B&B	
	13	<i>Gleditsia tria.</i> 'Halka'	Halka Honey Locust	5cm cal. B&B	
	3	<i>Magnolia</i> 'Yellowbird'	Yellowbird magnolia	5cm cal. B&B	
	8	<i>Metasequoia glyptostroboides</i>	Dawn Redwood	3.0m ht., B&B	
	7	<i>Picea omarika</i>	Serbian Spruce	1.8m ht., B&B	
	6	<i>Pinus</i> 'Arnold's Sentinel'	Arnold's Sentinel Pine	1.8m ht., B&B	
	10	<i>Quercus rubra</i>	Red Oak	5cm. cal. B&B	
SHRUBS & GROUNDCOVERS					
	341	<i>Arctostaphylos Uva-ursi</i> 'Vancouver Jade'	Vancouver Jade Kinnickinnick	10cm Cont.	0.45m O.C.
	251	<i>Erica carnea</i> 'Springwood White'	Springwood White Heather	#1 Cont.	0.60m O.C.
	46	<i>Azalea</i> 'Hino White'	Hino White Azalea	#3 Cont.	90cm O.C.
	151	<i>Cornus alba</i> 'Elegantissima'	Silverleaf Dogwood	#3 Cont.	90cm O.C.
	45	<i>Nasella tenuisimma</i>	Mexican Feather Grass	#1 Cont.	0.60m O.C.
	139	<i>Potentilla</i> 'Mango Tango'	Orange Flowering Potentilla	#2 Cont.	90cm O.C.
	124	<i>Prunus l.</i> 'Otto Luyken'	Otto Luyken Laurel	#2 Cont.	90cm O.C.
	515	<i>Prunus l.</i> 'Reynvaanii'	Russian Laurel	#2 Cont.	90cm O.C.
	6	<i>Ribes sanguineum</i>	Fragrant Currant	#3 Cont.	90cm O.C.
	688	<i>Rosa mediland</i> 'White'	White Mediland Rose	#2 Cont.	90cm O.C.
	74	<i>Thuja occidentalis</i> 'Smaragd'	Smaragd Cedar	1.5m ht.	0.75m O.C.

LANDSCAPE KEY PLAN

SCALE: 1:480 SCALE: 1" = 40'-0"

NOTE: NO MODIFICATIONS TO THIS DESIGN ARE PERMITTED WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND THE CITY OF SURREY.
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NOTES:
ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE CITY OF SURREY STANDARDS, UNLESS OTHERWISE NOTED.
ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
PLANT SPACINGS ARE GIVEN AS MAXIMUMS. IN SOME INSTANCES PLANTS ARE SPACED CLOSER THEN MAXIMUM SPACING. MANUAL COUNT OF PHYSICAL SYMBOLS IN THE LANDSCAPE PLAN TAKES PRECEDENT.
GROWING MEDIUM
PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK.
GROWING MEDIUM TO BE WEED FREE AND COMPOSTED, CONFORMING TO BCNTA STANDARD FOR 'LEVEL 2 SOILS'. REFER TO TABLE ON DRAWING L.4 FOR GROWING MEDIUM SPECIFICATIONS.
PROVIDE GROWING MEDIUM FERTILITY AND PARTICLE SIZE TEST ANALYSIS TO LANDSCAPE ARCHITECT PRIOR TO DELIVERING ANY SOIL TO THE SITE. SOIL TEST TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY SOIL BEING DELIVERED TO THE SITE.
PROVIDE GROWING MEDIUM DEPTHS AS FOLLOWS:
TREES-Min. 10 m3 (Ten m3) PER TREE. SEE TREE PLANTING DETAIL ON L.4 FOR TYPICAL TREE PIT SIZES.
CONTACT LANDSCAPE ARCHITECT FOR MANDATORY TREE PIT EXCAVATION REVIEW, PRIOR TO INSTALLATION OF ANY GROWING MEDIUM.
SHRUB BEDS: 18" DEPTH CONTINUOUS.
GROUNDCOVERS : 8" DEPTH CONTINUOUS.
LAWN AREAS-Min. 6" DEPTH CONTINUOUS.
MULCH
PROVIDE 5CM DEPTH (2") COMPOSTED BARK MULCH IN ALL PLANTING BEDS.
STREET TREES
STREET TREES IN CITY BOULEVARD ARE NOT IN CONTRACT AND ARE TO BE INSTALLED BY CITY OF SURREY.
DAMAGE TO EXISTING
CONTRACTOR TO MAKE GOOD ANY DAMAGE TO EXISTING BOULEVARDS TO SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE CITY OF SURREY.
IRRIGATION
PROVISION OF A LOW FLOW / RAIN SENSING AUTOMATED IRRIGATION SYSTEM IS RECOMMENDED (BY DESIGN/BUILD).

Notes
NOTES:
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REVISIONS

REV.	DATE	DESCRIPTION
1	Jan. 1918	Revised signage
2	Mar. 5/18	Revised per site plan changes & City comments
3	Apr. 6/18	Revised per Survey comments
4	Apr. 17/18	Revised per Survey comments added planting at northeast corner

PROJECT
HOME DEPOT DISTRIBUTION

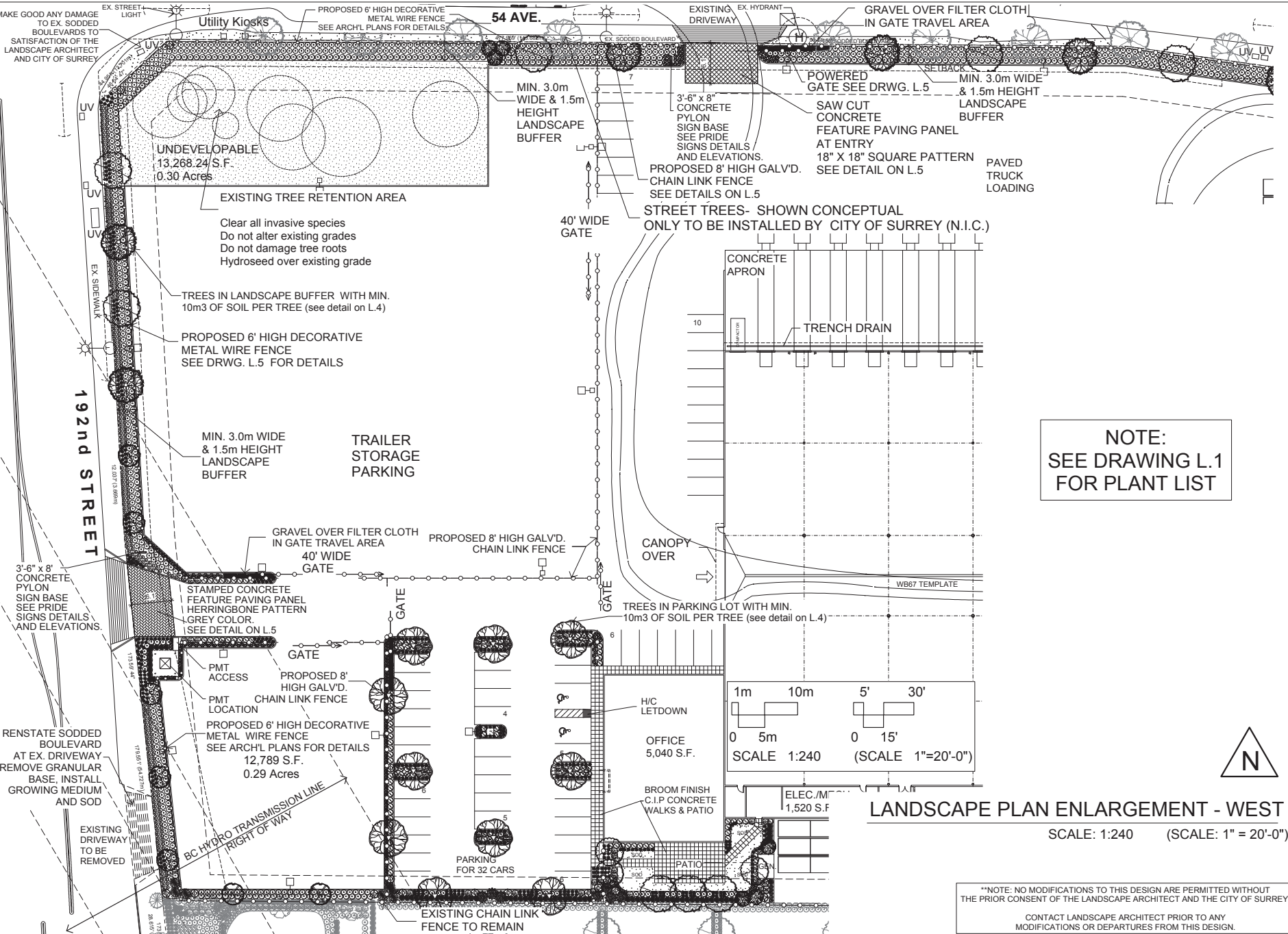
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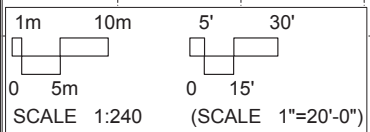
SHEET TITLE
LANDSCAPE KEY PLAN

SCALE 1" = 40'-0"
DATE OCT. 18/17
CHK'D BY RD
DRN. BY RD

SHEET No.
L1 of 5



**NOTE:
SEE DRAWING L.1
FOR PLANT LIST**



LANDSCAPE PLAN ENLARGEMENT - WEST

SCALE: 1:240 (SCALE: 1" = 20'-0")

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REVISIONS

REV.	DATE	DESCRIPTION
1	Jan. 1918	Revised signage
2	Mar. 518	Revised per site plan changes & Survey comments
3	Apr. 618	Revised per Survey comments
4	Apr. 1718	Revised per Survey comments-addad planting at northeast corner

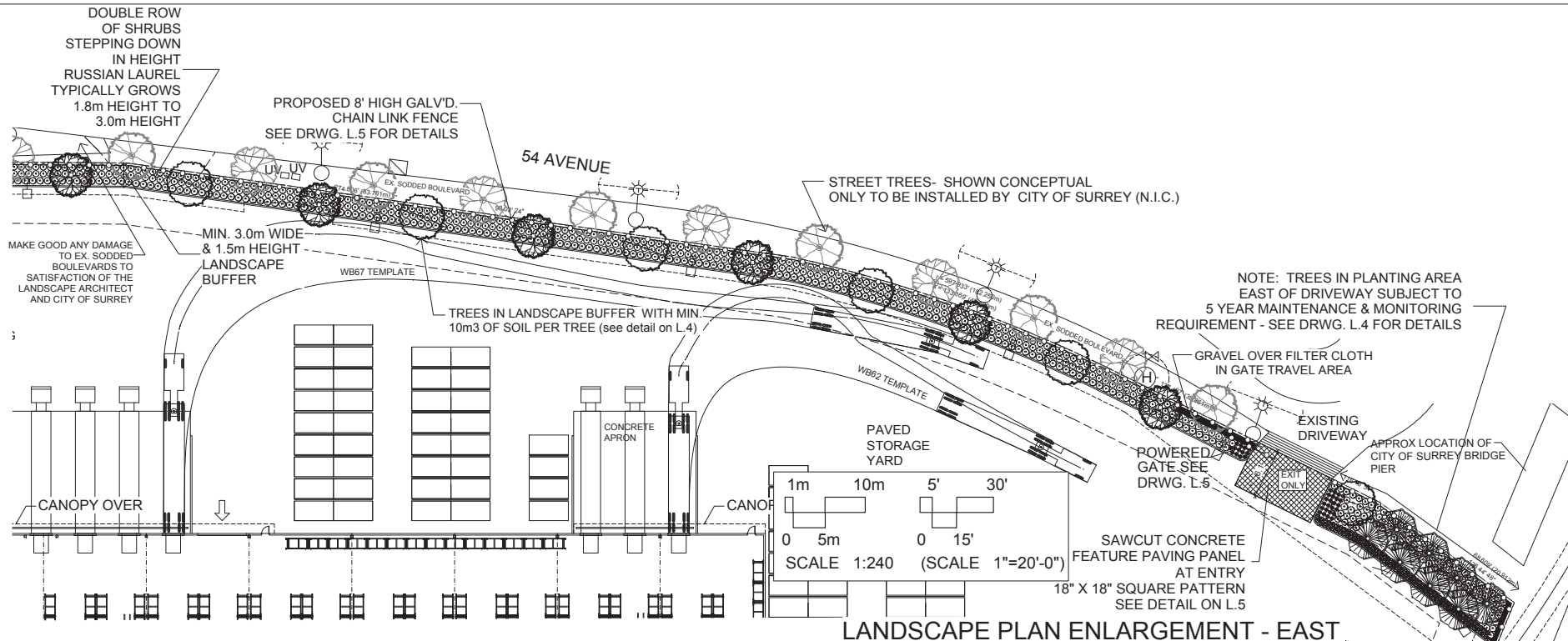
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SHEET TITLE
LANDSCAPE PLAN WEST

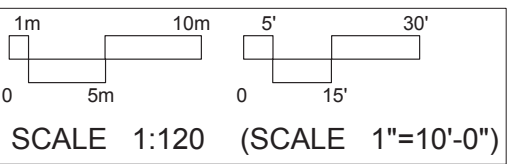
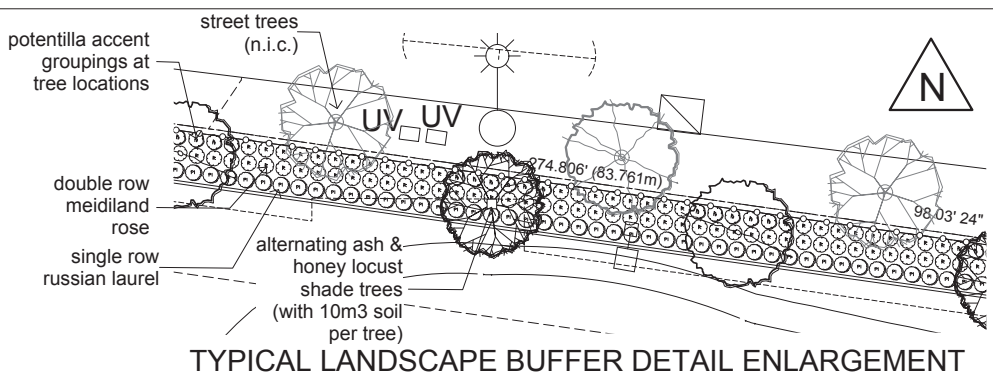
SCALE 1" = 40'-0" SHEET No.
DATE OCT. 18/17
CHK'D BY RD
DRN. BY RD
L2 of 5



Notes
 NOTES: LANDSCAPE PLAN FORM AN INTEGRAL PART OF THE DEVELOPMENT AND BUILDING PERMITS AND MUST BE ADHERED TO FOR RELEASE OF THE LANDSCAPING LETTER OF CREDIT.
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REVISIONS

REV.	DATE	DESCRIPTION
1	Jan. 18/18	Revised signage
2	Mar. 07/18	Revised per sign changes & Surrey comments
3	Apr. 07/18	Revised per Surrey comments
4	Apr. 17/18	Revised per Surrey comments about planting at northeast corner



NOTE:
 SEE DRAWING L.1 FOR PLANT LIST

HOME DEPOT DISTRIBUTION

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 Surrey, B.C.

RORY D'ARDE
 LANDSCAPE ARCHITECT
 11278 Elstan Street
 Maple Ridge
 British Columbia
 Canada
 V2X 0Y5
 Office & Mobile: (604) 460-0606

SHEET TITLE
 LANDSCAPE PLAN EAST

SCALE 1" = 40'-0"
DATE OCT. 18/17
CHK'D BY RD
DRN. BY RD

SHEET No.
L3 of 5

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OMEGA ARCHITECTURAL STANDARD INSTALLATION

REVISION 03
32210060

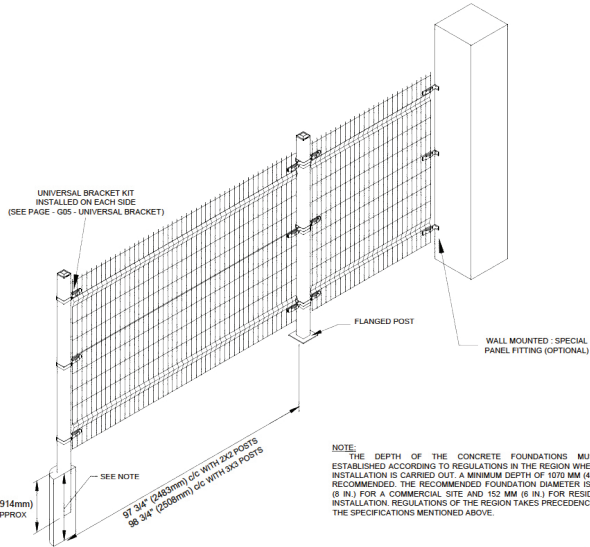
SQUARE POST
INSTALLATION WITH
UNIVERSAL BRACKET
KIT 14 GA

1 - GRADING

THE GROUND SHALL BE GRADED TO AN EASY EVEN SLOPE ALL ALONG THE LENGTH OF THE AREA WHERE THE FENCE IS TO BE INSTALLED.

2 - INSTALLATION

- INSTALL THE FENCE ALONG THE SPECIFIED AREA. THE FENCE SHALL BE INSTALLED A DISTANCE OF A MINIMUM OF 1" (25 MM) AND MAXIMUM OF 2" (50 MM) ABOVE THE GROUND SURFACE.
- INSERT ALL THE POSTS VERTICALLY AT ITS PROPER HEIGHT IN CONCRETE. ONCE THE CONCRETE IS SET, THE MESH SECTIONS ARE FASTENED TO THE POSTS WITH THE UNIVERSAL BRACKET KITS. THE BRACKETS SLOT ALLOWS FOR ADJUSTMENTS OF ±1-1/2" (38MM).
- WHEN ANY POST OR WIRE MESH SECTION IS FIELD CUT OR TRIMMED FOR FIT, A ZINC RICH PRIMER MUST BE APPLIED TO THE EXPOSED ENDS. AFTER, AN OMEGA TOUCH-UP PAINT MATCHING THE PROPER COLOR SHALL BE USED.
- THE MESH SHALL BE INSTALLED ACCORDING TO OWNERS INSTRUCTIONS WITH THE FOLLOWING OPTIONS:
 - PICKETS UP OR DOWN
 - FOLDS FACING INSIDE OR OUTSIDE
- FOR LARGER FENCE DETAILS, VISIT OUR WEB SITE'S TECHNICAL PAGE



Omega II Fence Systems
1735 Blvd. St-Elzear West
Laval, Quebec
H7L 3N6
Tel: 450-686-9600
1-800-836-6342
Fax: 450-681-5318
www.omegatwo.com

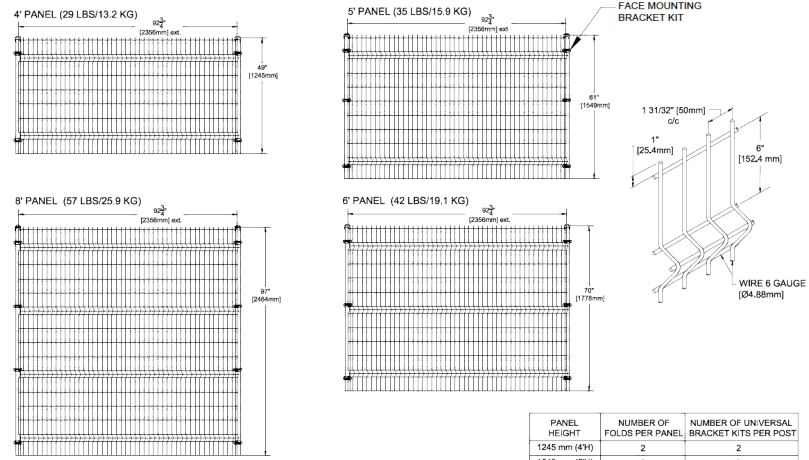
008



FOR MORE INFORMATION ON THESE PANELS, PLEASE REFER TO SPECIFICATIONS.
Omega II Fence Systems
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Laval, Quebec
H7L 3N6
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322100100

OMEGA ARCHITECTURAL FACE MOUNTED



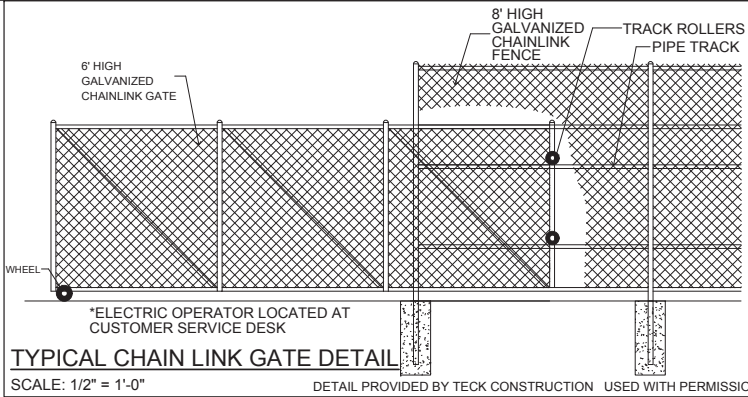
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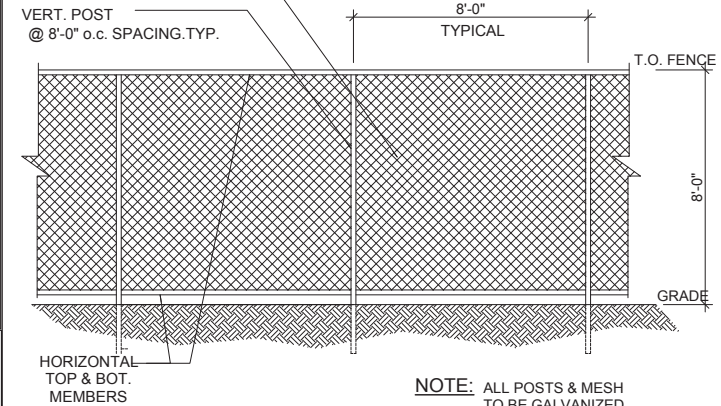
REV.	DATE	DESCRIPTION
1	Jan. 1918	Revised signage
2	Mar. 5/18	Revised per the plan changes & Survey comments
3	Apr. 8/18	Revised per Survey comments
4	Apr. 17/18	Revised per Survey comments - adjust planting at northeast corner

DECORATIVE WIRE METAL FENCE DETAIL

SCALE: n.t.s.



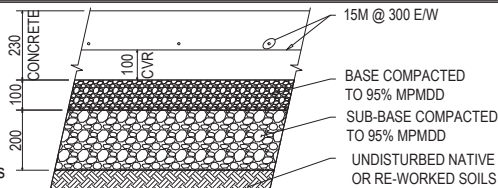
CHAINLINK FENCING
SEE SITE PLAN FOR EXTENT



FINISHING

192nd STREET ENTRANCE
Stamped concrete herringbone pattern, set at 45 degrees to path of travel color grey.

54th AVENUE ENTRANCES
Broom finish concrete with sawcut joints 18" X 18" square panels set at 45 degrees to path of travel
See drwgs. L.1 & L.2 for locations



CONCRETE FEATURE PAVING AT ENTRIES N.T.S.

PROJECT
HOME DEPOT
DISTRIBUTION

19238 - 54th Avenue
Surrey, B.C.



SHEET
TITLE
PAVING & FENCING
DETAILS

SCALE(S) NOTED
DATE OCT. 18/17
CHK'D BY RD
DRN. BY RD

SHEET No.
L5 of 5



19231

19275

19315

19345

54 AVENUE

19351

192 STREET

SEE LANDSCAPE FOR FENCE DETAILS (TYP.)

EXISTING DRIVEWAY LETDOWN TO REMAIN. SAW CUT CONCRETE. SEE ARCHITECTURAL SHEETS FOR DETAILS

REMOVE EXISTING DRIVEWAY LETDOWN. INSTALL NEW CONCRETE CURB AND SIDEWALK TO MATCH EXISTING.

EXISTING DRIVEWAY LETDOWN TO REMAIN. SAW CUT CONCRETE. SEE ARCHITECTURAL SHEETS FOR DETAILS

RAIL PROFILE AS PER RAILWAY DESIGN DRAWING #383000-MMD-00-DR-RW-1000

EXISTING RAILWAY TRACK TO BE REMOVED (BY OTHERS)

SLAB ELEVATION = 8.80m

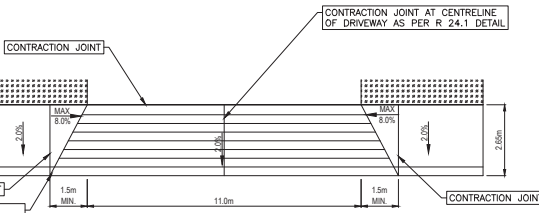
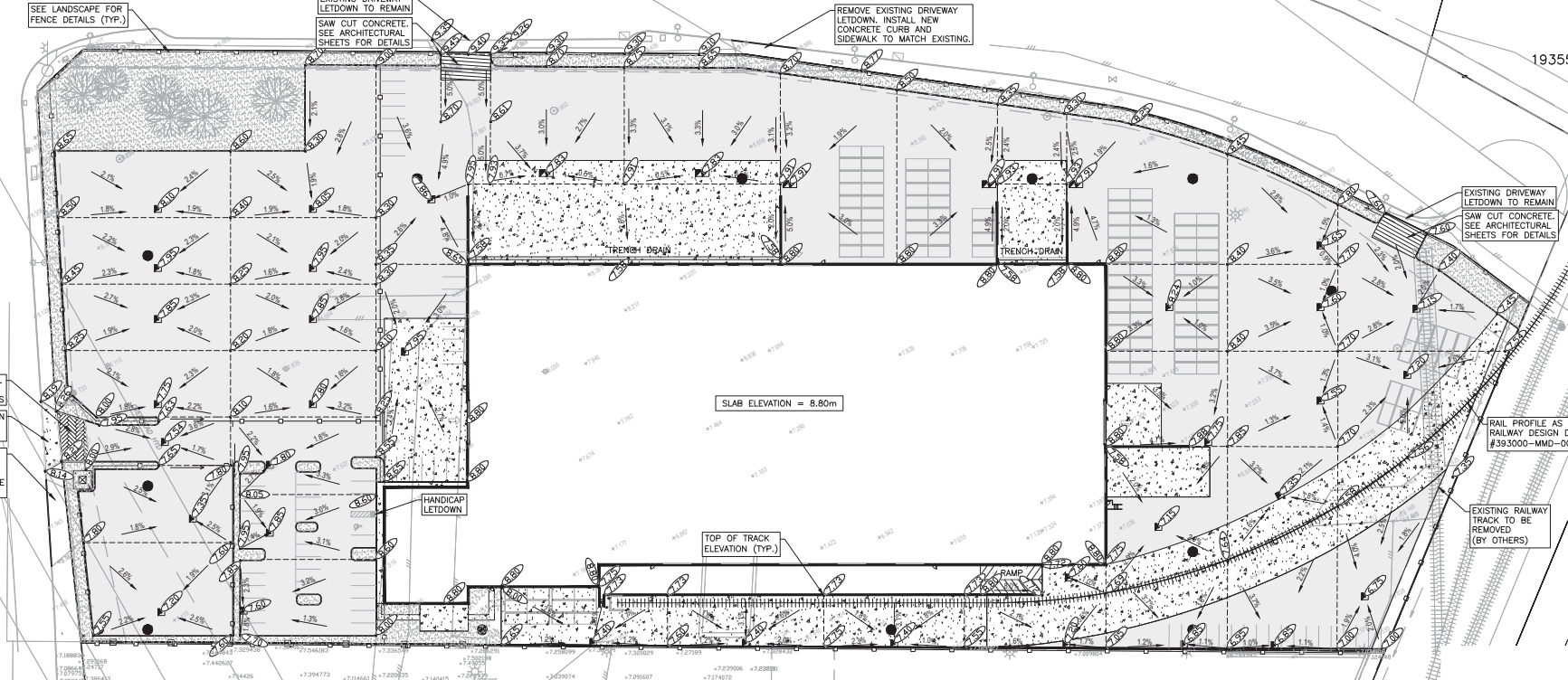
TOP OF TRACK ELEVATION (TYP.)

STAMPED CONCRETE. SEE ARCHITECTURAL SHEETS FOR DETAILS

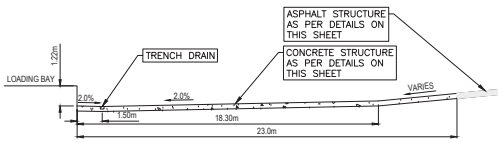
CONCRETE LETDOWN AS PER DETAIL ON THIS SHEET

REMOVE EXISTING DRIVEWAY LETDOWN. INSTALL NEW ASPHALT SIDEWALK AS PER SSD - R.27 AND CONCRETE CURB TO MATCH EXISTING

HANDICAP LETDOWN



DRIVEWAY LETDOWN DETAIL
SCALE: MTS



LOADING DOCK SECTION DETAIL
SCALE: MTS

- ASPHALT PARKING PAVEMENT STRUCTURE**
- 75mm UC #2 ASPHALT
 - 100mm THICK 19mm MINUS BASE
 - 300mm THICK 75mm MINUS SUB-BASE
 - APPROVED SUB-GRADE
- ASPHALT YARD PAVEMENT STRUCTURE**
- 75mm LC #2 ASPHALT
 - 100mm THICK 19mm MINUS BASE
 - 450mm THICK 75mm MINUS SUB-BASE
 - APPROVED SUB-GRADE
- CONCRETE YARD PAVEMENT STRUCTURE**
- 200mm 32MPa CONCRETE REINFORCED WITH 10mm REBAR @ 500mm SPACING PLUS PERIMETER BARS (SEE STRUCTURAL)
 - 100mm THICK 19mm MINUS BASE
 - 300mm THICK 75mm MINUS SUB-BASE
 - STRUCTURAL SAND FILL TO NATIVE CLAY SUB-GRADE
- CONCRETE SIDEWALK STRUCTURE**
- 100mm 32MPa CONCRETE UNREINFORCED
 - 100mm THICK 19mm MINUS BASE
 - 300mm THICK 75mm MINUS SUB-BASE
 - APPROVED SUB-GRADE

LEGEND

- GRADE: 2.0%
- EX. ELEVATION: x19.31
- PR. ELEVATION: x17.08
- CURB
- RIDGE LINE
- CATCHBASIN
- MANHOLE
- MANHOLE LID
- ASPHALT PAVEMENT
- ONSITE CONCRETE SLAB
- LANDSCAPING

No.	DESCRIPTION	BY	DATE
4	REVISED DRIVEWAY DETAILS	TJA	18/05/22
3	REVISED PER COMMENTS	TJA	18/05/04
2	ISSUED FOR CLIENT REVIEW	TJA	18/03/23
1	ISSUED FOR DEVELOPMENT PERMIT	TJA	17/11/19
REVISIONS			

P.Eng.

ISL Engineering
#201, 8506 - 200 STREET
Langley, B.C. V2Y 0M1
Office: (604) 371-0091
Fax: (604) 371-0098
www.islengr.com

Scale: 1:500

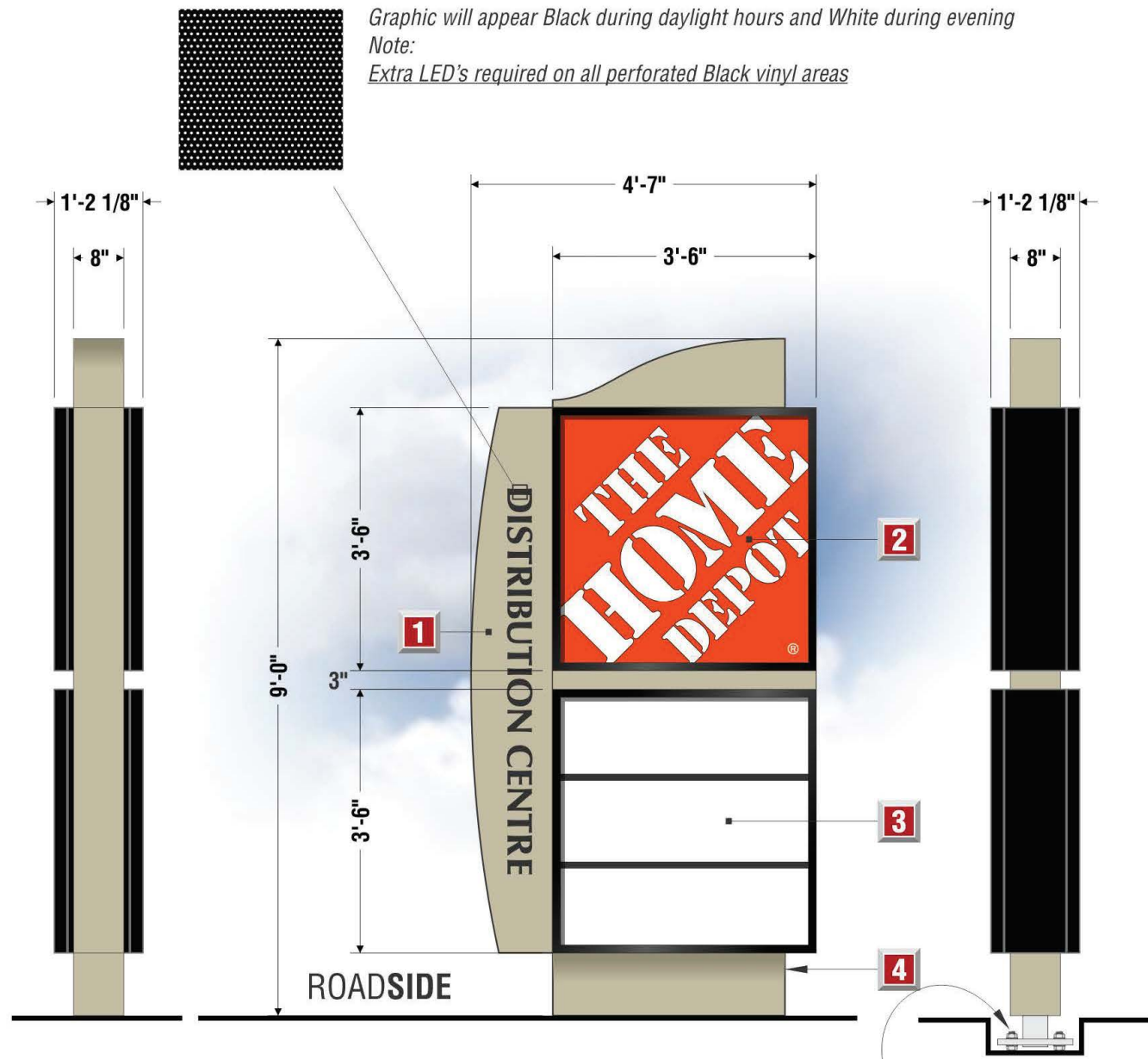
TECK CONSTRUCTION LLP
HOME DEPOT
DISTRIBUTION CENTRE
19238-54 AVE, SURREY, BC
Drawn: TJA Design Checked: SJV Date: 17/11/01
Designed: TJA Discipline Review: SJV Date: 17/11/01

GRADING PLAN

Drawing No. 31948
Sheet No. C-02

D/s Illuminated Monument Sign

Scale: 3/8" = 1'-0"



Graphic will appear Black during daylight hours and White during evening
 Note:
 Extra LED's required on all perforated Black vinyl areas

- 1** - .125 router cut aluminum face to be painted Tan PMS 7535c
 - Text to be routed out of aluminum face and backed up 3/16" White 2447 acrylic
 - Black perforated vinyl (Arlon 122) applied to first surface of White acrylic
 -White L.E.D illumination
- 2** -Pride aluminum constructed double wide filler and retainers to be painted black
 - 3/16" White lexan face with direct to substrate digitally printed graphics on 1st surface
 - Information panels to be Black A9001-T vinyl applied to 1st surface (Information Req'd)
 -White L.E.D illumination
- 3** -Pride aluminum constructed double wide filler and retainers to be painted black
 - 3/16" White lexan face with Black A9001-T vinyl applied to 1st surface (Information Req'd)
 -White L.E.D illumination
- 4** - Aluminum constructed shell to be painted Tan PMS 7535c

efi File Name : THD_-DGV3C1S2.000A1

- WHITE LEXAN / 1ST SURFACE / TRANSLUCENT
- CLEAR OVER LAMINATE

■ PANTONE 1655C ■ PANTONE BLACK C

Note:
 - Digital File Located Under "DIGITAL" Either In Master Or Site Specific Folders
 - ALWAYS USE RECOMMENDED MEDIA ICC PROFILE

Note:
 Galvanized posts + base plates
 installed below grade

Electrical Requirements

120V | 277V | 347V | OTHER

- Preliminary Artwork
- Approved for Production

Graphic rendition is representative of specific signage.
 Colour / dimensional / material details should be verified
 using reference drawing specifications. Pride Signs Ltd. is
 not responsible for inherent variations caused by display
 and / or print variations.

REVISION DATES:





Sundale Ave
Sundale Pl
Sundale Cr
Sundale Ct
Sundale Cr
Sundale Pl
Sundale Ct

Highway 10 (56 Ave)

192 St

54 Ave

52 Ave

51B Ave

192 St Fg W

192 St Fg E

Highway 10 (Langley Bypass)

56 Ave

Canadian Pacific Rwy

55 Ave

Production Blvd 55A

Landmark Way



INTER-OFFICE MEMO

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

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

DATE: **May 23, 2018** **PROJECT FILE: 7817-0528-00**

RE: **Engineering Requirements (Commercial/Industrial)**
 Location: 19238 54 Avenue

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit however the following must be addressed as a condition of issuance of the associated Building Permit:

- Construct concrete driveway letdowns for all proposed accesses to the site.
- Provide storm and sanitary service connections, complete with inspection chambers, to the property.
- Provide adequately-sized metered service connection and backflow prevention to the property.
- Construct on-site stormwater mitigation features in accordance with the Cloverdale-McLellan Integrated Stormwater Management Plan recommendations and register a Restrictive Covenant (RC) on title for the on-site mitigation features as determined through detailed design.
- Register an RC for Right-in-Right-out access along 192 Street.
- Register an RC for future removal of the two proposed free-standing signs along 192 Street and 54 Avenue frontages.



Rémi Dubé, P.Eng.
Development Services Manager
AY

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0528-00

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: 003-745-651

Lot 35 Section 3 Township 8 New Westminster District Plan 56637 Except Plans BCP49882 and EPP32312

19238 - 54 Avenue

(the "Land")

3. If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:
-

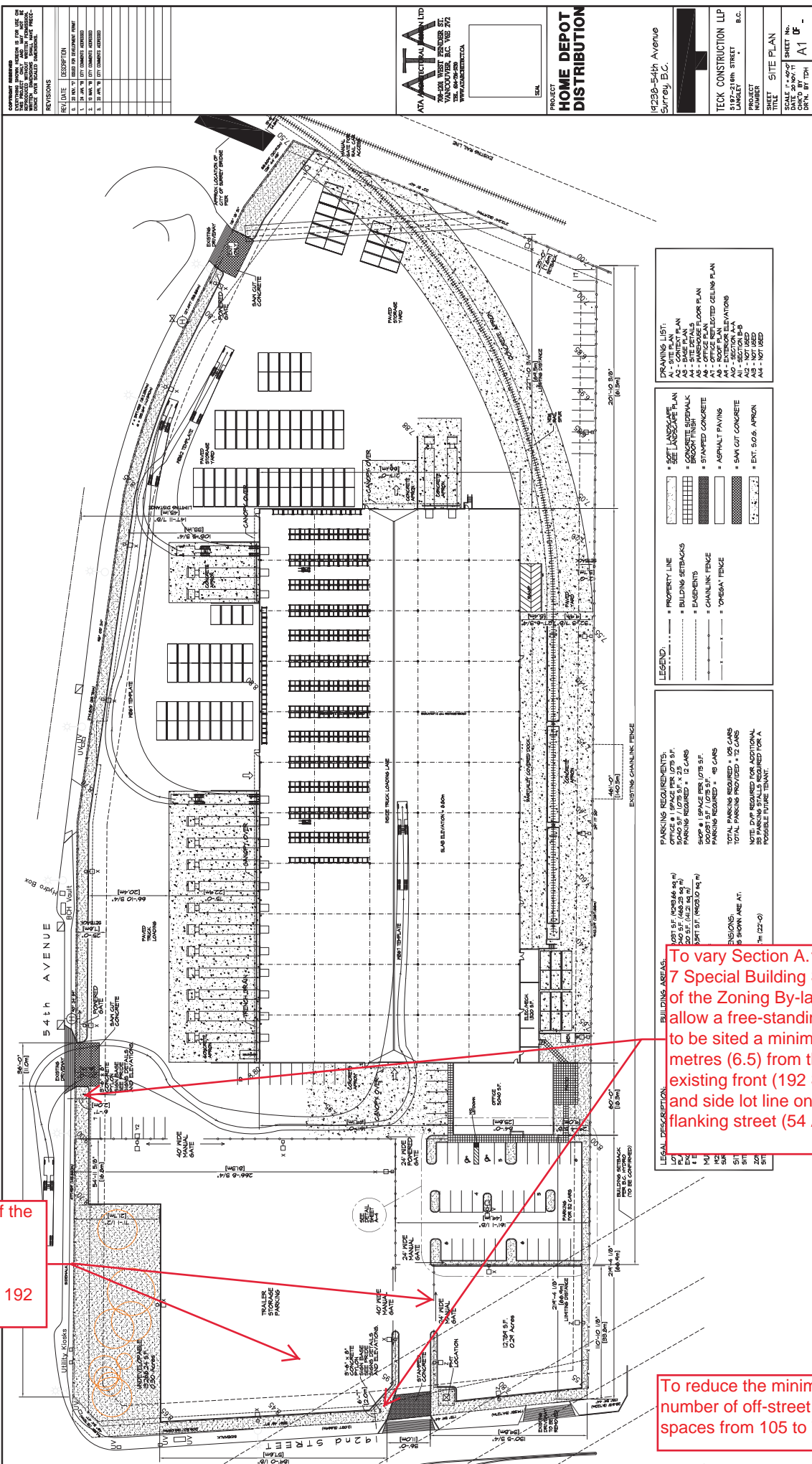
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section J.2 of Part 49 "High Impact Industrial Zone (IH)", the Outdoor Storage provisions are varied to permit the outdoor storage of semi-truck trailers between the principal building and 192 Street;
 - (b) In Table C.2 of Part 5 Off-Street Parking and Loading/Unloading, the minimum number of off-street parking spaces is reduced from 105 to 72 on the subject site; and

- (c) Section A.1 of Part 7 Special Building Setbacks is relaxed to allow the siting of free-standing signs to be a minimum of 2.0 metres (6.5 ft.) from the existing front (west) and side yard on a flanking street (north) lot lines.
5. 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.
 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



- DRAWING LIST:**
- A1 - SITE PLAN
 - A2 - SANITARY PLAN
 - A3 - BASE PLAN
 - A4 - WAREHOUSE FLOOR PLAN
 - A5 - OFFICE FLOOR PLAN
 - A6 - ROOF PLAN
 - A7 - MECHANICAL PLAN
 - A8 - SECTION A-A
 - A9 - NOT USED
 - A10 - NOT USED
 - A11 - NOT USED

- LEGEND:**
- PROPERTY LINE
 - BUILDING SETBACKS
 - EXISTMENTS
 - CHAINLINK FENCE
 - OMEGA FENCE
- FINISHES:**
- SOFT LANDSCAPE PLAN
 - CONCRETE SIDEWALK
 - STAMPED CONCRETE
 - ASPHALT PAVING
 - EXT. 5.0:6 ASPH/ZN

- PARKING REQUIREMENTS:**
- OFFICE & 1 SPACE PER 1075 SF.
 - 12 CARS
 - SHOPS & 1 SPACE PER 1075 SF.
 - DOORST SF. / 1075 SF.
 - PARKING REQUIRED = 45 CARS
 - TOTAL PARKING REQUIRED = 105 CARS
- NOTES:**
- 1. TOTAL TRADING PROVIDED = 12 CARS
 - 2. TOTAL TRADING PROVIDED = 92 CARS
 - 3. POSSIBLE FUTURE TRADING = 12 CARS

- BUILDING AREAS:**
- OFFICE: 12,781 SF. (585.84 sq m)
 - SHOP: 12,781 SF. (585.84 sq m)
 - TRADING: 12,781 SF. (585.84 sq m)
- LEGALS:**
- 1. TO VARY SECTION 7.7 OF THE ZONING BY-LAW TO ALLOW A FREE-STANDING SIGN TO BE SITED A MINIMUM OF 2 METRES (6.5) FROM THE EXISTING FRONT (192 STREET) AND SIDE LOT LINE ON A FLANKING STREET (54 AVENUE).

To vary Section J.2 of the IH Zone to permit the storage of semi-truck trailers between the principal building and 192 Street.

To reduce the minimum number of off-street parking spaces from 105 to 72.