

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0592-00

Planning Report Date: September 16, 2019

PROPOSAL:

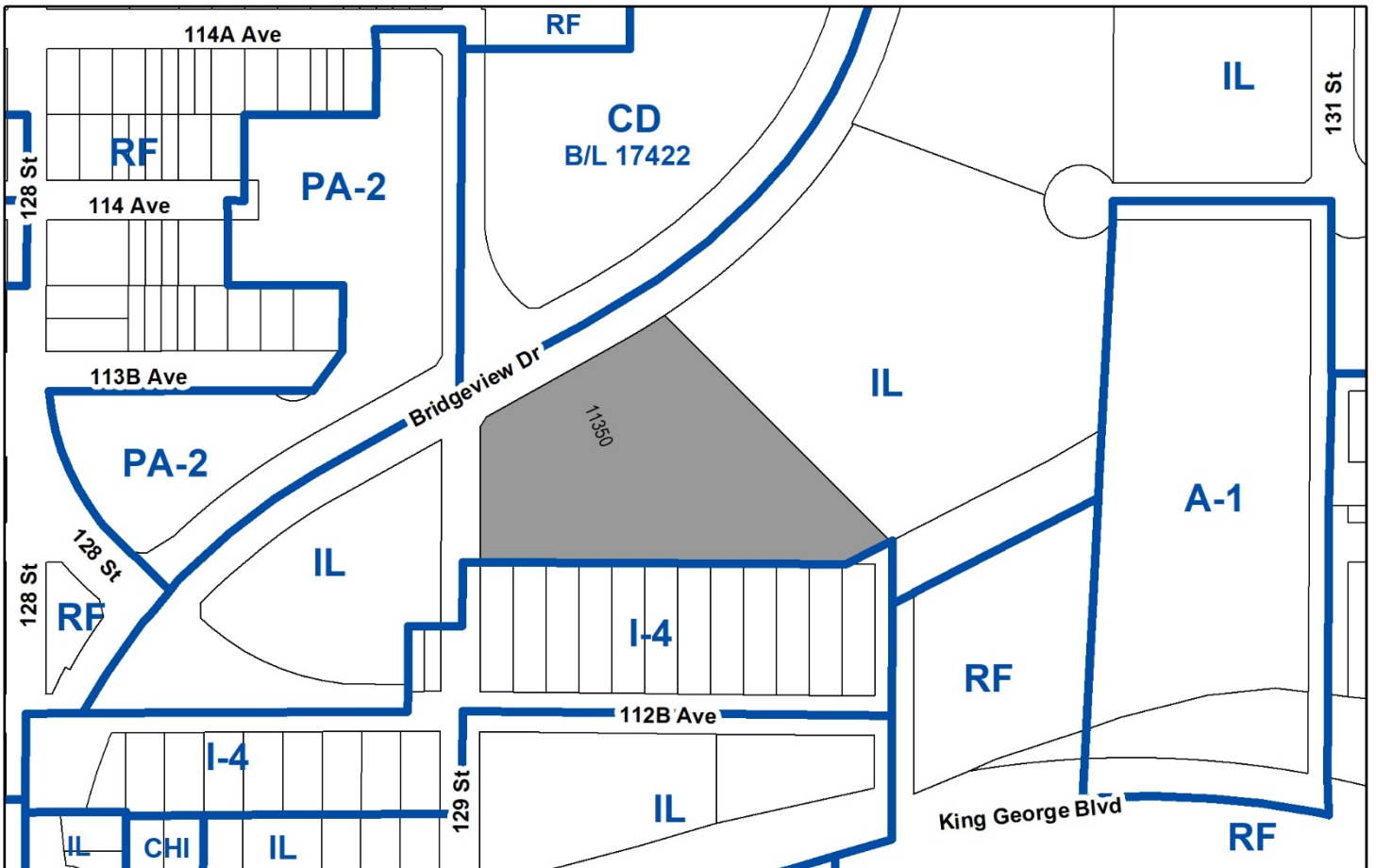
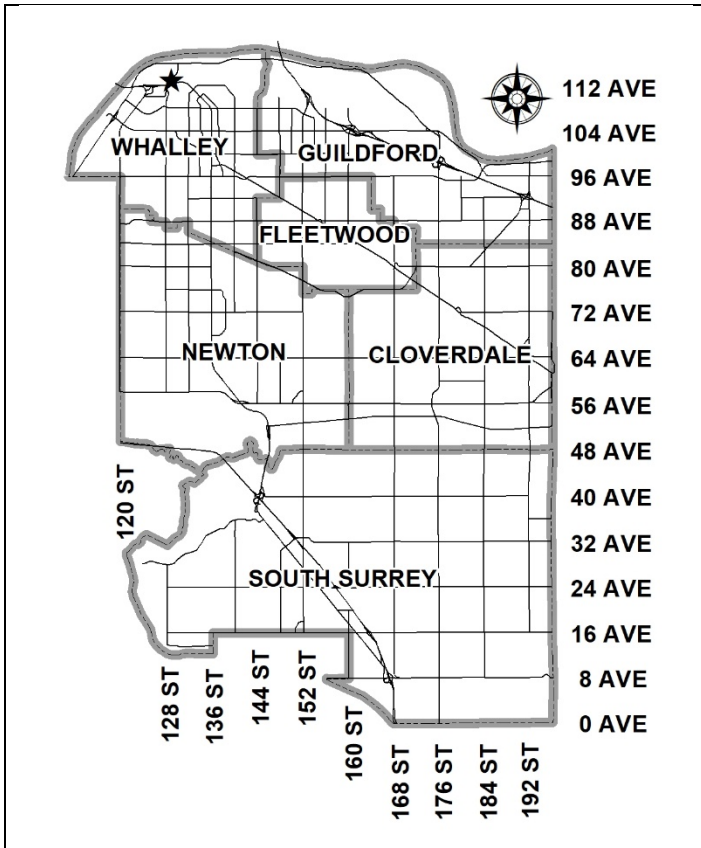
- **Development Permit**
- **Development Variance Permit**

to allow for the development of a one-storey industrial warehouse building. A variance is requested to reduce the minimum side yard (south) setback requirement as well as the minimum landscape requirement along the west lot line.

LOCATION: 11350 - Bridgeview Drive

ZONING: IL

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

- The applicant is requesting a variance in order to reduce the minimum side yard (south) building setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.).
- The applicant is requesting a variance in order to reduce the minimum landscape requirement along the west lot line from 1.5 metres (5 ft.) to 0 metre (0 ft.).

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Industrial" designation in the Official Community Plan (OCP).
- The proposal is consistent with OCP policies and the City's Employment Lands Strategy.
- The proposal complies with the Metro Vancouver Regional Growth Strategy designation.
- The proposed variance to reduce the minimum side yard (south) setback requirement will have a negligible impact on the adjacent southerly properties which have the potential to re-develop in the future and would likely result in light-impact industrial buildings with loading and storage activities taking place along the shared lot line with the subject site. In addition, the proposed setback will allow for greater efficiencies of truck turning movements on the subject property.
- The proposed reduction in the minimum landscape requirement along the west lot line is considered reasonable given the site constraints and presence of a Class B (yellow-coded) watercourse located in the unopened road allowance along the west lot line. In addition, the applicant proposes a lock block retaining wall along the western boundary of the subject site in order to address grade changes. Since the west lot line abuts a protected riparian area, that is proposed to be enhanced with new native plant material as part of the subject development proposal, waiving the requirement for an additional landscape strip on the subject site, at this location, is considered to have merit.

RECOMMENDATION

1. Council authorize staff to draft Development Permit No. 7917-0592-00 for Form and Character as well as Hazard Lands (Flood Prone Areas) generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7917-0592-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.); and
 - (b) to reduce the minimum landscape requirement along the west lot line from 1.5 metres (5 ft.) to 0 metre (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) input and approval from the Ministry of Transportation & Infrastructure;
 - (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) registration of a Section 219 Restrictive Covenant to ensure the minimum building elevation is 5.0 metres geodetic, in compliance with Provincial Flood Control Level (FCL) requirements;
 - (g) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site;
 - (h) registration of a combined statutory right-of-way/restrictive covenant over the 2.3 metre (8 ft.) wide streamside setback area, located along the west lot line, for the Class B (yellow-coded) watercourse; and
 - (i) submission of a finalized Ecosystem Development Plan to the satisfaction of the Planning and Development Department.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Ministry of Transportation & Infrastructure (MOTI): Ministry of Transportation and Infrastructure (MOTI) comments are pending. The applicant will be required to address any MOTI requirements prior to final approval.
- Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant parcel

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Bridgeview Drive):	Central City Brewery	Industrial	CD (By-law No. 17422)
East:	Trucking & cartage business	Industrial	IL
South:	Vacant parcels, outdoor storage and unauthorized truck park facility	Industrial	I-4 (By-law No. 5942)
West:	Vacant parcel	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is designated "Industrial" in the Official Community Plan (OCP) and in the Metro Vancouver Regional Growth Strategy as well as zoned "Light Impact Industrial Zone (IL)".
- As part of a previous Development Application (No. 7902-0174-00), the subject site was one of several properties rezoned from I-4 and A-1 to IL and RF in April 2003, in order to permit further industrial subdivision and facilitate future development within Bridgeview.
- The subject property and adjacent property at 11398 Bridgeview Drive were created as part of a two-lot industrial subdivision in December 2015 (Development Application No. 7912-0353-00).
- Although the subject site was previously pre-loaded with soil, the property remains vacant.

Current Proposal

- The applicant is proposing to construct a one-storey industrial warehouse building with ancillary mezzanine space on the subject site.
- The proposed building conforms, in all respects, to the IL Zone with the exception of the minimum landscape setback along the west (rear) lot line and minimum side yard (south) building setback requirement.
- The Ministry of Transportation and Infrastructure (MOTI) is unable to provide comments on the proposed development at this time. Given the time constraints, the applicant has elected to move forward with the proposal and acknowledges that Development Application No. 7917-0592-00 is proceeding to Council without input or approval from MOTI and will be required to address any MOTI requirements prior to final DP approval.

DESIGN PROPOSAL AND REVIEW

Proposed Building

- The applicant is proposing a 6,144 square metre (66,136 sq. ft.) industrial warehouse building with mezzanine space and rear loading bays. At present, the applicant has not identified any prospective future tenant(s). As such, the large-format floor plan has been designed to include knock-out walls to accommodate a large-scale industrial tenant and/or several tenants which provides greater flexibility.
- The proposed industrial warehouse building conforms to the Floor Area Ratio (FAR), lot coverage, maximum building height and minimum setback requirements of the IL Zone with the exception of the minimum landscape requirement along the west lot line as well as minimum side yard (south) building setback (as discussed later in this report).
- The building materials consist of insulated concrete tilt-up panels with reveals, black anodized aluminum storefront windows, insulated exit doors and metal sectional overhead doors, steel frame canopies, pre-finished metal flashing as well as wall mounted non-polluting, full cut-off and non-glare light fixtures.
- The concrete tilt-up building is attractive, well-designed and establishes a high-standard with respect to the form, design and character of future industrial buildings within the surrounding neighbourhood.

Proposed Signage

- The applicant is proposing one upper-storey fascia sign along the northern building façade to identify the name and/or address of the proposed industrial warehouse building. The sign will comply with the maximum allowable combined sign area, per linear foot of premise frontage, and will not extend more than 0.5 metre (1.6 ft.) from the building façade, in keeping with the Sign By-law.
- The fascia sign will consist of prefinished brushed aluminum LED back-lit individual channel letters that are pin mounted onto the concrete tilt-up panel.

- The applicant further proposes a free-standing sign along Bridgeview Drive. The free-standing sign is 3.5 metres (12 ft.) in height and comprised of a cast-in-place reinforced concrete base as well as black anodized aluminum clad sign cabinet with 0.05 metre (2 inch) divider reveals and light cedar longboard metal cladding cabinet trim.
- The proposed free-standing sign will comply with the minimum 2 metre (6.5 ft.) setback requirement from Bridgeview Drive. In addition, the proposed sign area is 7 square metres (75 sq. ft.) which complies with the maximum permitted sign area of 28 square metres (300 sq. ft.) for a double-faced sign in the Sign By-law.

Driveway Access, On-Site Parking and Pedestrian Connectivity

- The ground-floor layout includes warehouse space with overhead roller doors and loading bays along the southern façade. All truck turning movements and loading activities are to take place at the rear of the proposed building with truck access provided from 130 Street/ 113 Avenue at the southeast corner of the site.
- Vehicle access to the proposed building from Bridgeview Drive is provided through a reciprocal access easement registered on title between the subject property and 11398 Bridgeview Drive to the east.
- Customer and employee vehicle parking is provided along the northern and western building façades with access to/from Bridgeview Drive. Additional vehicle parking will be available along the eastern building façade. No truck access is permitted to/from Bridgeview Drive. In order to restrict truck access, the applicant is proposing to install several speed bumps at the northeast corner of the proposed building.
- The Zoning By-law requires a total of 78 parking spaces on-site based upon a combination of ground-floor industrial warehouse and limited second-floor mezzanine space.
- The applicant is proposing to provide one parking space per 100 square metres (1,075 sq. ft.) of gross floor area for the ground-floor industrial warehouse as well as 2.5 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area for second-floor mezzanine space. A total of 80 parking stalls will be provided on-site which exceeds the minimum parking requirement under the Zoning By-law.
- Given the lack of available on-site parking, the applicant proposes to register a Section 219 Restrictive Covenant on title to ensure any future mezzanine space will not exceed 20% of total ground-floor area (i.e. 1,024 square metres [11,023 sq. ft.]).
- A sidewalk is provided along the northern building façade to the adjacent public sidewalk on Bridgeview Drive in order to encourage pedestrian connectivity.

Proposed Landscaping

- The applicant is proposing a 3 metre (10 ft.) wide landscape setback along Bridgeview Drive that consists of shade trees, ornamental grasses, flowering shrubs and a low evergreen hedge.
- Given the site constraints, the applicant is proposing to provide two landscape islands within the surface parking area (one located along the northern elevation and another located along the western building façade). According to the Official Community Plan (OCP), a landscaped island is typically required every 6 parking spaces.
- A 1.5 metre (5 ft.) wide landscape setback is proposed along the eastern and southern property lines which consist of small trees and evergreen hedging. Additional groundcover is proposed at the top and bottom of the concrete retaining wall located along the south lot line.
- The applicant is proposing to reduce the minimum landscape setback requirement along the west lot line from 1.5 metres (5 ft.) to 0 metre (0 ft.). At present, the western boundary of the subject property is located directly adjacent to a Class B (yellow-coded) ditch that requires a minimum streamside setback area of 7 metres (23 ft.), measured from top-of-bank, per Part 7A of the Zoning By-law.
- The applicant is proposing a 1.4 metre (5 ft.) high lock block retaining wall along the west and south lot lines. The retaining wall proposed along the west lot line is approximately 2.3 metres (8 ft.) from the western boundary of the subject property. At the bottom of the proposed wall, the applicant proposes to install native plant material in an effort to assist with the long-term remediation of the streamside setback area. The applicant will register a Restrictive Covenant/ Statutory Right-of-Way document on title, complete with maintenance provisions, to protect the portion of the streamside setback area located on the subject site.
- A variety of small trees are proposed on the subject site consisting of Red Maple, Nootka Cypress, Pacific Dogwood, Ash and Western Red Cedar.
- An outdoor employee amenity space is provided on the subject site consisting of picnic tables.
- A pad-mounted transformer is proposed at the northwest corner of the subject site that includes additional landscape screening.
- Decorative paving materials are proposed at the driveway entrance off Bridgeview Drive.
- No additional fencing or security gates are proposed on the subject property.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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
Deciduous Trees			
Kousa Dogwood	2	0	2
Red Maple	1	0	1
Total	3	0	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		19	
Total Retained and Replacement Trees		22	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 3 protected trees on the site. It was determined that all 3 trees can be retained as part of this development proposal. In addition, the applicant is proposing to retain the 5 off-site trees located within 5 metres (16 ft.) of the eastern property line. Given that the applicant proposes an additional 19 replacement trees, the number of retained and replacement trees exceeds City requirements and no financial contribution to the Green City Fund.
- In summary, a total of three on-site trees and 5 off-site trees are proposed to be retained. In addition, the applicant proposes 19 replacement trees. As such, the total number of retained and replacement trees on the subject site exceeds the City's requirements.

STREAMSIDE SETBACK AREA

- The applicant submitted an Ecosystem Development Plan (EDP), prepared by Envirowest Consulting Inc. and dated March 29, 2019, which confirms the subject property is located directly adjacent to a Class B (yellow-coded) ditch. According to Part 7A of Zoning By-law No. 12000, the minimum streamside setback requirement for a Class B ditch is 7 metres (23 ft.) measured from top-of-bank.
- The site plan indicates that approximately 2.3 metre (8 ft.) of the streamside setback area required for the Class B (yellow-coded) ditch is located on the subject site, just west of an existing 1 metre (3 ft.) high retaining wall installed along the west lot line.

- As part of the minimum safeguarding requirement, the applicant proposes to protect the 2.3 metre (8 ft.) wide portion of the streamside setback area, located on the subject property, by registering a combined Restrictive Covenant/Statutory Right-of-Way over this area.
- In addition, the applicant proposes to install native plant material within the streamside setback area, complete with 5-year maintenance provisions, in an effort to assist with remediation efforts.

PRE-NOTIFICATION

The Development Proposal Sign was installed on the subject site on May 9, 2019. To date, staff have not received any comments with respect to the proposed development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 1, 2019. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposal complies with the "Industrial" designation in the Official Community Plan (OCP) and Metro Vancouver Regional Growth Strategy.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Not applicable.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development will preserve and enhance the 2.3 metre (8 ft.) wide portion of the streamside setback area for the adjacent Class B (yellow-coded) watercourse located along the west lot line. • The proposed development will have recycling pick-up made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The subject site is adjacent to a transit route on Bridgeview Drive.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Information regarding the proposed development is provided to adjacent property owners through the standard pre-notification process.

ADVISORY DESIGN PANEL

The proposed development has been reviewed internally by City staff and is generally acceptable in terms of form, design and character. No referral to the Advisory Design Panel (ADP) is required.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard (south) setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.).
- To reduce the minimum landscape requirement along the west lot line from 1.5 metres (5 ft.) to 0 metre (0 ft.).

Applicant's Reasons:

- The subject site was previously preloaded with soil in 2016 to facilitate re-development. The proposed variance to the side yard (south) building setback would allow for the construction of an industrial warehouse building that matches the current pre-load footprint.
- The proposed side yard (south) setback relaxation allows for a functional building envelope while providing two additional rear loading bays without compromising truck turning movements on-site.
- In response to floodplain requirements, the applicant is proposing a finished floor elevation of 5.2 metres (17 ft.) which exceeds the minimum Provincial Flood Control Level (FCL). The estimated elevation of Bridgeview Drive is roughly 3.2 metres (11 ft.). In order to address this grade change, the applicant proposes to install a 1.4 metre (5 ft.) high lock block retaining wall along the south and west lot line. Given that the subject site is directly adjacent a Class B (yellow-coded) watercourse that is located within unopened road allowance, an additional landscaped setback at the top of the retaining wall is not required as there is no need to provide additional visual screening of the surface parking area.
- Furthermore, additional on-site landscaping at the top of the existing retaining wall along the west lot line would make it difficult to achieve the vehicle parking that is proposed on-site, along the western building façade, for employees and customers. Given the site constraints, the applicant is challenged to provide the minimum on-site parking required under the Zoning By-law while ensuring a functional building envelope and space for truck turning movements.

Staff Comments:

- The proposal to reduce the minimum side yard (south) building setback requirement is considered reasonable given that it will have a negligible impact on the adjacent southerly properties which, if re-developed, would likely have similar industrial warehouse buildings with truck maneuvering areas and additional landscaping, located within the rear yard setback, directly adjacent to the shared lot line.
- The applicant is proposing a 1.5 metre (5 ft.) landscape setback and 1.85 metre (6 ft.) high modular block retaining wall, along the south lot line, which provides visual screening and reduces the overall impact of the proposed side yard (south) setback relaxation for the proposed warehouse building on the adjacent southerly properties.
- The subject property is located adjacent a Class B (yellow-coded) watercourse. Given that the applicant is proposing to install native plant material within the streamside setback area as part of this development application, the riparian planting will screen the adjacent surface parking areas and an additional landscape strip is not required as the site is adjacent to unopened road allowance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan, Building Elevation Drawings and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7917-0592-00

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by GeoPacific Consultants Ltd. Dated September 4, 2014.
- Environmental Report Prepared by Envirowest Consultants Inc. Dated March 29, 2019.
- Complete Set of Architectural and Landscape Plans prepared by David Nairne & Associates Ltd. and LandSpace Design Inc., respectively, dated September 11, 2019 and September 10, 2019.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

MRJ/cm

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	14,130 sq. m.
Road Widening area		
Undevelopable area		
Net Total	N/A	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	60%	37%
SETBACKS (in metres)		
Front (South)	7.5 m.	65.5 m
Rear (West)	7.5 m.	16.7 m.
Side (South)	7.5 m.	2.5 m.
Side (East)	7.5 m.	9 m.
Side Flanking (North)	7.5 m.	16.4 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m.	11.5 m.
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
FLOOR AREA: Industrial		
Warehouse	N/A	5,121.1 sq. m.
Mezzanine	N/A	1,024 sq. m.
Total	N/A	6,145.3 sq. m.
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	6,145.3 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)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	1.0	0.43
FAR (net)	N/A	N/A
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial		
Warehouse	50 spaces	52 spaces
Mezzanine	26 spaces	26 spaces
Accessible	2 spaces	2 spaces
Total	78 spaces	80 spaces
Residential	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	N/A	80 spaces
Number of accessible stalls	2 spaces	2 spaces
Number of small cars	28 spaces	17 spaces
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

BRIDGEVIEW INDUSTRIAL WAREHOUSE

WESGROUP PROPERTIES

Appendix II



ARCHITECTURAL
David Nairne + Associates Ltd.
Suite 250 - 171 W Esplanade | North Vancouver, BC | V7M 3J9
Contact: JOE THROGS | jthogs@davidnairne.com | 604-984-3503

- A001 COVER PAGE
- A101 SITE PLAN
- A102 SITE DETAILS
- A201 FLOOR PLAN
- A302 ROOF PLAN
- A301 ELEVATIONS
- A303 ELEVATIONS
- A401 BUILDING SECTIONS
- A402 BUILDING SECTIONS
- A403 BUILDING SECTIONS
- A401 DETAILS

CIVIL
WSP Canada Inc.
Suite 300 - 65 Richmond Street | New Westminster, BC | V3L 5P5
Contact: BRIAN ROONEY | brian.rooney@wsp.com | 604-527-4065

- C-1 PRELIMINARY SITE GRADING PLAN
- C-2 SERVICING CONCEPT PLAN

LANDSCAPE
LandSpace Design Inc.
142 Garden Drive | Vancouver, BC | V5Z 4P4
Contact: AL TANZER | landspacedesign.net | 604-252-6500

- L-1 LANDSCAPE PLAN

SURVEY
Cameron Land Surveying Ltd.
206 - 16050 Fraser Highway | Surrey, BC | V4N 0Z2
Contact: SEAN COSTELLO | sean@cameronlandsurveying.com | 604-697-3777

- SITE SURVEY TOPOGRAPHIC PLAN
- PROPERTY LINES, DRIVS AND EASEMENTS PLAN

DNA
project managers
planners
engineers
architects
David Nairne + Associates Ltd
Suite 250
171 West Esplanade
North Vancouver, BC
Canada V7M 3J9
T 604-984-3503
F 604-984-3507
E dna@davidnairne.com
W davidnairne.com

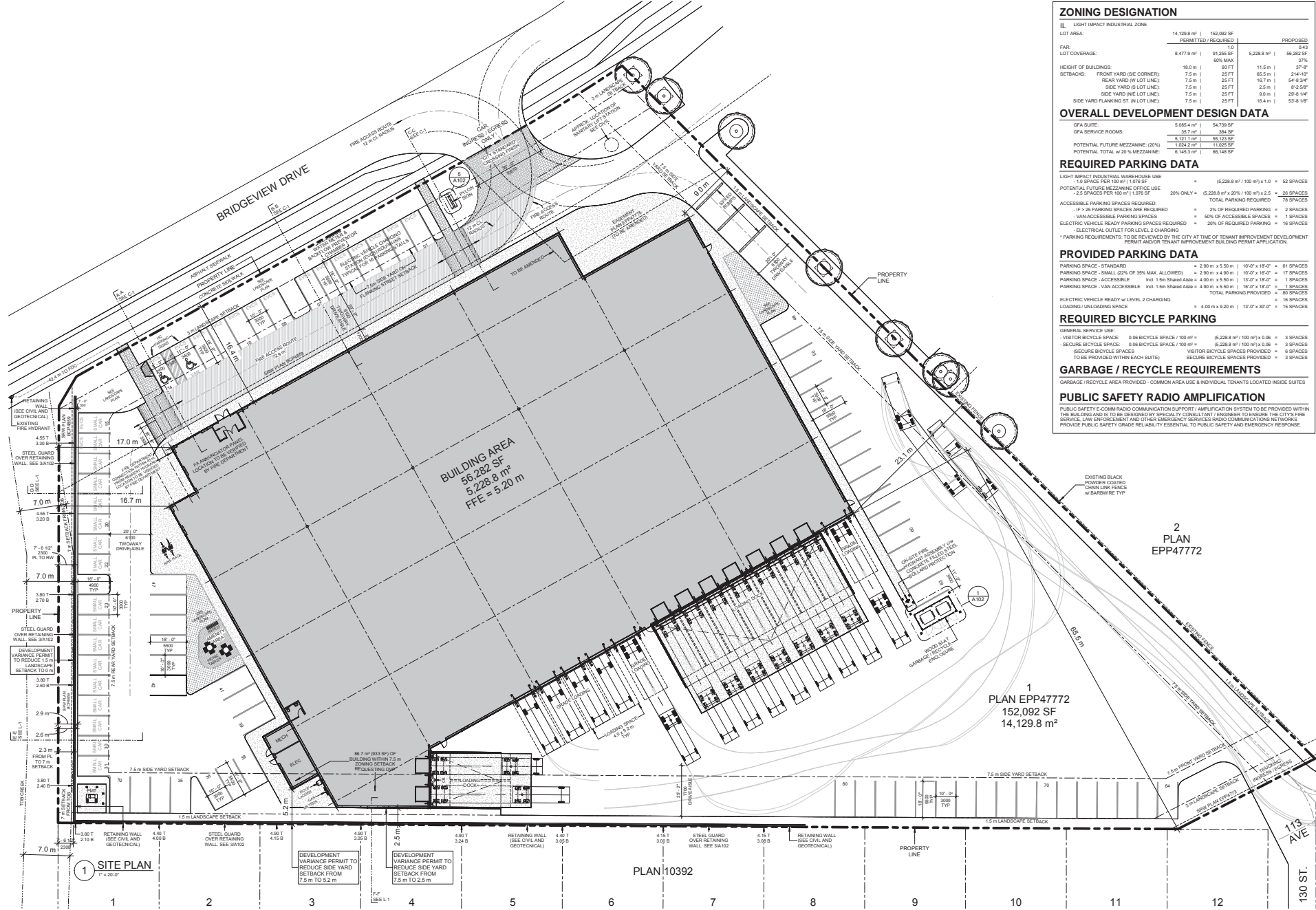
CONSULTANT

PROJECT NUMBER 5638

A001



ZONING DESIGNATION			
L1 LIGHT IMPACT INDUSTRIAL ZONE			
LOT AREA:	14,129.8 m ² 152,092 SF	1:0	3:4:3
FAR:	8,477.9 m ² 91,265 SF	5,228.8 m ² 56,282 SF	PROPOSED
LOT COVERAGE:	18.0 m 60% MAX	11.5 m 37%	
HEIGHT OF BUILDINGS:	FRONT YARD (SEE CORNER): 7.5 m 25 FT	REAR YARD (IN LOT LINE): 7.5 m 25 FT	SIDE YARD (IN LOT LINE): 7.5 m 25 FT
SETBACKS:	FRONT YARD (SEE CORNER): 7.5 m 25 FT	REAR YARD (IN LOT LINE): 7.5 m 25 FT	SIDE YARD (IN LOT LINE): 7.5 m 25 FT
OVERALL DEVELOPMENT DESIGN DATA			
GFA SUITE:	5,084 m ² 54,739 SF		
GFA SERVICE ROOMS:	35.7 m ² 384 SF		
POTENTIAL FUTURE MEZZANINE (20%):	5,121 m ² 55,123 SF		
POTENTIAL TOTAL w/ 20% MEZZANINE:	6,145.3 m ² 66,148 SF		
REQUIRED PARKING DATA			
LIGHT IMPACT INDUSTRIAL WAREHOUSE USE:	15 SPACES PER 100 m ² 1.076 SF		
POTENTIAL FUTURE MEZZANINE OFFICE USE:	25 SPACES PER 100 m ² 1.076 SF		
ACCESSIBLE PARKING SPACES REQUIRED:	20% ONLY = (5,228.8 m ² x 20%) / 100 m ² x 2.5 = 26 SPACES	TOTAL PARKING REQUIRED:	78 SPACES
- IF > 25 PARKING SPACES ARE REQUIRED =	2% OF REQUIRED PARKING = 2 SPACES		
- VAN ACCESSIBLE PARKING SPACES =	50% OF ACCESSIBLE SPACES = 1 SPACES		
ELECTRIC VEHICLE READY PARKING SPACES REQUIRED =	20% OF REQUIRED PARKING = 16 SPACES		
- ELECTRICAL OUTLET FOR LEVEL 2 CHARGING			
* PARKING REQUIREMENTS: TO BE REVIEWED BY THE CITY AT TIME OF TENANT IMPROVEMENT DEVELOPMENT PERMIT AND/OR TENANT IMPROVEMENT BUILDING PERMIT APPLICATION.			
PROVIDED PARKING DATA			
PARKING SPACE - STANDARD	= 2.90 m x 5.50 m 10'-2" x 18'-0" =	61 SPACES	
PARKING SPACE - SMALL (22% OF 35% MAX. ALLOWED)	= 2.90 m x 4.90 m 10'-2" x 16'-0" =	17 SPACES	
PARKING SPACE - ACCESSIBLE	Incl. 1.5m Shared Area = 4.00 m x 5.50 m 10'-2" x 18'-0" =	1 SPACES	
PARKING SPACE - VAN ACCESSIBLE	Incl. 1.5m Shared Area = 4.00 m x 5.50 m 10'-2" x 18'-0" =	1 SPACES	
		TOTAL PARKING PROVIDED =	80 SPACES
ELECTRIC VEHICLE READY w/ LEVEL 2 CHARGING			16 SPACES
LOADING / UNLOADING SPACE	= 4.00 m x 9.20 m 13'-2" x 30'-0" =	15 SPACES	
REQUIRED BICYCLE PARKING			
GENERAL SERVICE USE:			
- VISITOR BICYCLE SPACE:	0.06 BICYCLE SPACE / 100 m ² = (5,228.8 m ² / 100 m ²) x 0.06 =	3 SPACES	
- SECURE BICYCLE SPACE:	0.06 BICYCLE SPACE / 100 m ² = (5,228.8 m ² / 100 m ²) x 0.06 =	3 SPACES	
(SECURE BICYCLE SPACES)	VISITOR BICYCLE SPACES PROVIDED =	6 SPACES	
TO BE PROVIDED WITHIN EACH SUITE:	SECURE BICYCLE SPACES PROVIDED =	3 SPACES	
GARBAGE / RECYCLE REQUIREMENTS			
GARBAGE / RECYCLE AREA PROVIDED - COMMON AREA USE & INDIVIDUAL TENANTS LOCATED INSIDE SUITES			
PUBLIC SAFETY RADIO AMPLIFICATION			
PUBLIC SAFETY COMMUNICATION SUPPORT / AMPLIFICATION SYSTEM TO BE PROVIDED WITHIN THE BUILDING AND IS TO BE DESIGNED BY SPECIALTY CONSULTANT / ENGINEER TO ENSURE THE CITY'S FIRE SERVICE, LAW ENFORCEMENT AND OTHER EMERGENCY SERVICES RADIO COMMUNICATIONS NETWORKS PROVIDE PUBLIC SAFETY GRADE RELIABILITY ESSENTIAL TO PUBLIC SAFETY AND EMERGENCY RESPONSE.			



1 SITE PLAN
 T = 20'-0"

PLAN 10392

1 PLAN EPP4772
 152,092 SF
 14,129.8 m²

2 PLAN EPP4772

PROJECT NAME
 BRIDGEVIEW INDUSTRIAL WAREHOUSE

CLIENT
 WESGROUP PROPERTIES

PROJECT ADDRESS
 11350 BRIDGEVIEW DRIVE, SURREY, BC

DRAWING TITLE
 SITE PLAN

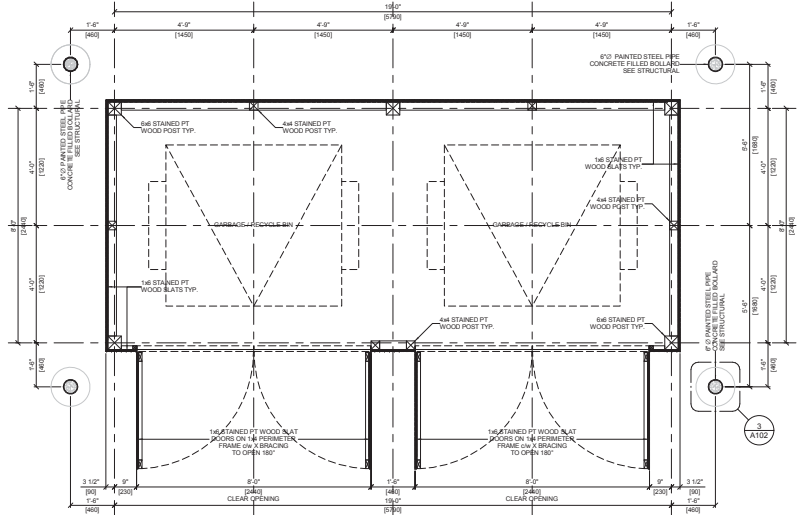
REVISION NO. 8

PROJECT NUMBER 5638

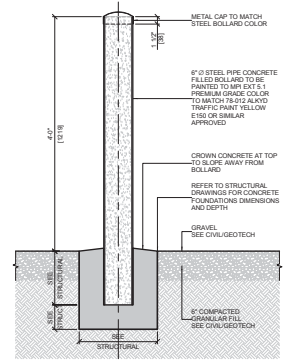
A101



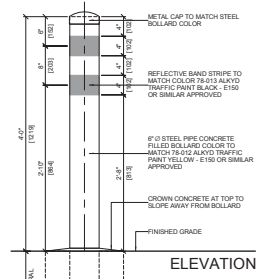
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



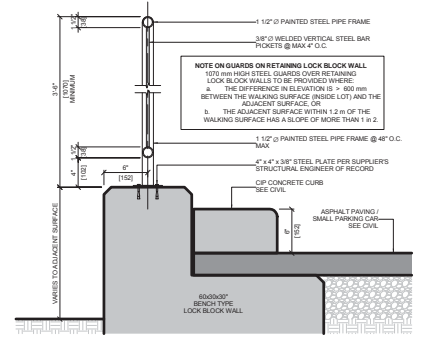
1 GARBAGE ENCLOSURE PLAN
 12' x 1'0"



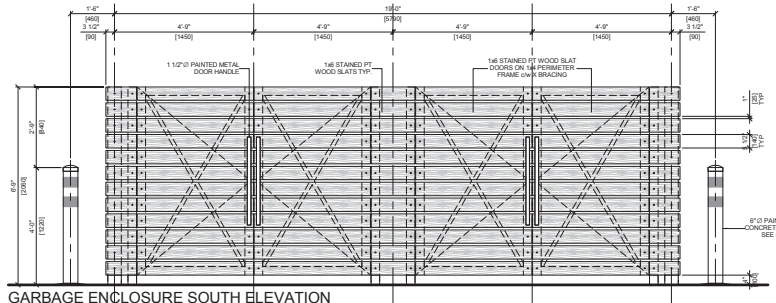
3 GARBAGE ENCLOSURE STEEL BOLLARD
 1' x 1'0"



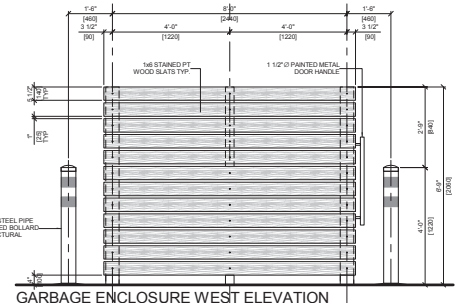
ELEVATION



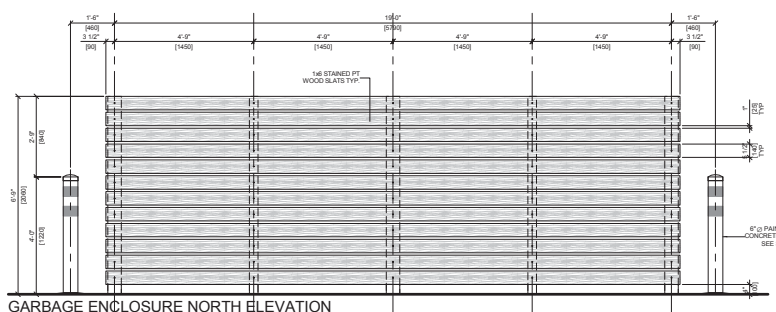
4 GUARD LOCK BLOCK WALL
 1'12\"/>



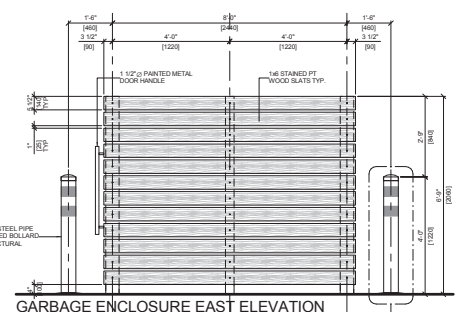
GARBAGE ENCLOSURE SOUTH ELEVATION



GARBAGE ENCLOSURE WEST ELEVATION

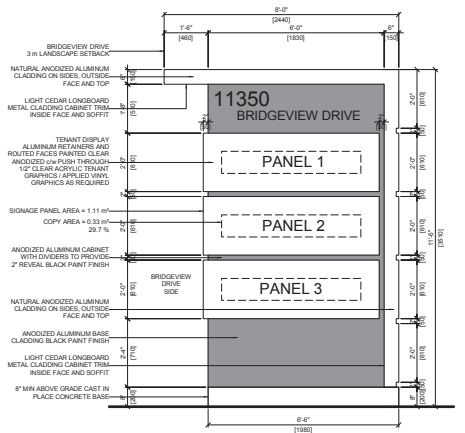


GARBAGE ENCLOSURE NORTH ELEVATION



GARBAGE ENCLOSURE EAST ELEVATION

2 GARBAGE ENCLOSURE ELEVATIONS
 12' x 1'0"



5 PROPOSED PYLON SIGN
 12' x 1'0"

REVISIONS OF PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

PROJECT NAME
BRIDGEVIEW INDUSTRIAL WAREHOUSE

CLIENT
WESGROUP PROPERTIES

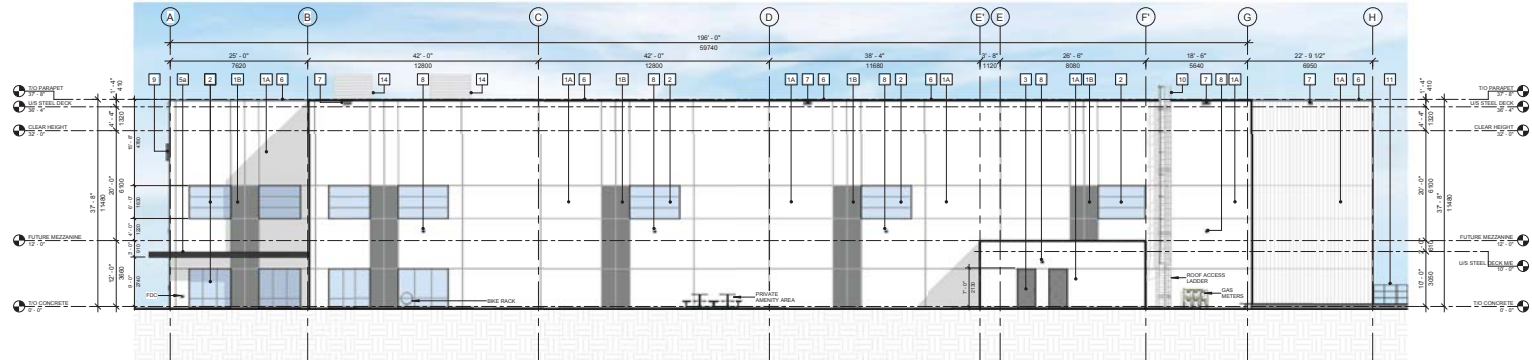
PROJECT ADDRESS
11350 BRIDGEVIEW DRIVE, SURREY, BC

DRAWING TITLE
SITE DETAILS

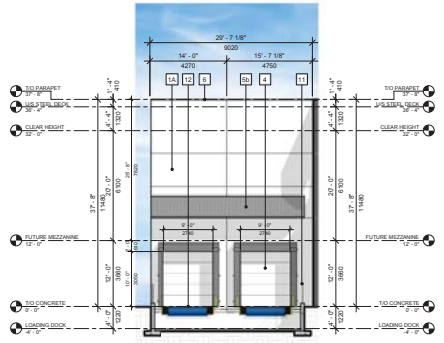
REVISION NO.
4

PROJECT NUMBER
5638

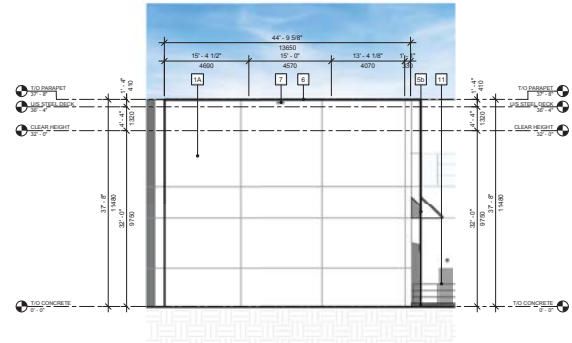
A102



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



2 SOUTH-EAST ELEVATION
 3/32" = 1'-0"



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

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

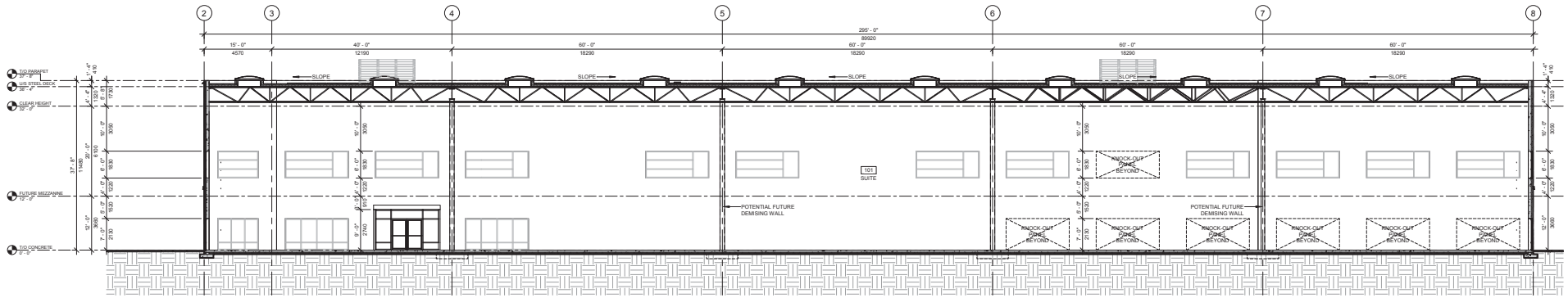
NO.	DATE	DESCRIPTION
6	18/08/11	Revised for CIP
5	18/08/11	Revised for CIP
4	18/08/11	Revised for CIP
3	18/08/11	Revised for CIP
2	18/08/11	Revised for CIP
1	18/08/11	Revised for CIP

DESIGNED BY	DNA
CHECKED BY	DNA
DRAWN BY	JT
DRAWING DATE	2018.08.11
SCALE	As indicated
CONSULTANT	

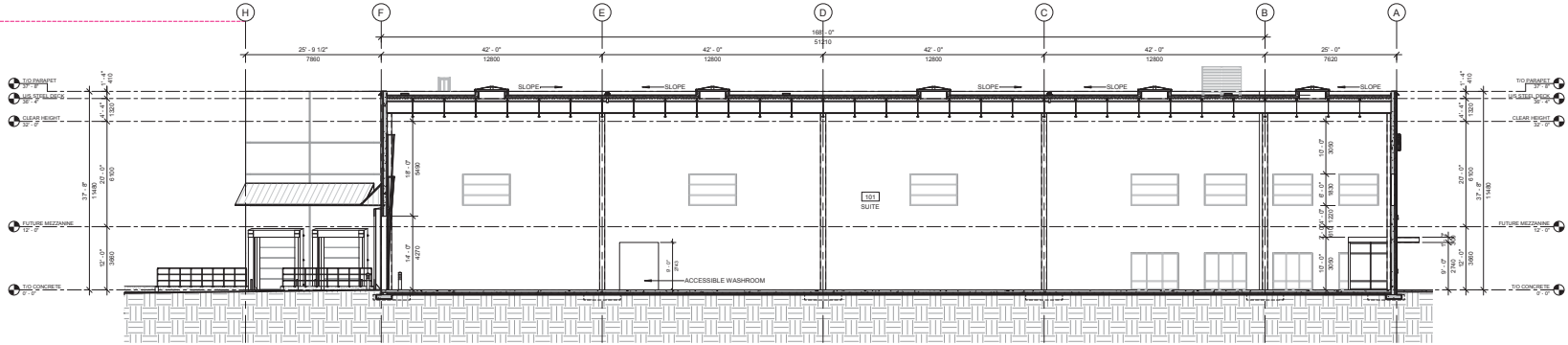
- MATERIALS LEGEND**
- 1 INSULATED CONCRETE TILT-UP PANELS (w/ REVEALS, WATERPROOF COATING AND PAINT FINISH)
 - 2 BLACK ANODIZED ALUMINUM STOREFRONT (WINDOW w/ DOUBLE CLEAR GLAZING AND LOWE COATING)
 - 3 INSULATED METAL EXIT DOOR (w/ PRESSED STEEL FRAME PAINT FINISH COLOR TO MATCH ADJACENT SURFACE)
 - 4 INSULATED METAL SECTIONAL OVERHEAD DOOR (w/ WEATHERSTRIPS, DOOR COLOR TO MATCH PANEL SURFACE)
 - 5 STEEL FRAME CANOPY
 - 5a PAINT TO MATCH CASCADIA METALS SMP "BLACK"
 - 5b PREFINISHED SHEET METAL (w/ STEEL STUD FRAME CANOPY PAINT TO MATCH CASCADIA METALS SMP "REGENT GREY")
 - 6 PREFINISHED METAL FLASHING
 - 6a PAINT FINISH TO MATCH WALL COLOR
 - 7 THRU-WALL PREFINISHED METAL OVERFLOW SCUPPER
 - 7a PAINT FINISH TO MATCH WALL FLASHING COLOR
 - 8 WALL MOUNTED NON-PULLING, FULL CUT-OFF AND NON-GLARE LIGHT FIXTURE. SEE ELECTRICAL
 - 9 DESIGNATED SIGNAGE MOUNTING AREA
 - 9a SEPARATE BUILDING PERMIT REQUIRED
 - 10 METAL ROOF ACCESS LADDER
 - 10a PAINT TO MATCH CASCADIA METALS SMP "REGENT GREY"
 - 11 42" HIGH STEEL GUARDRAIL
 - 11a PAINT TO MATCH CASCADIA METALS SMP "REGENT GREY"
 - 12 DOCK LEVELER
 - 12a DIMENSIONS PER PLAN
 - 13 WOOD SLAT GARBAGE / RECYCLE ENCLOSURE
 - 13a PT WOOD, CLEAR STAIN NATURAL FINISH
 - 14 FUTURE ALUMINUM SLAT ROOF TOP HVAC UNIT SCREEN
 - 14a CLEAR ANODIZED ALUMINUM
 - 15 6" Ø CONCRETE FILLED STEEL BOLLARD PAINT FINISH TO MATCH CP 7602 ALKO TRAFFIC PAINT YELLOW E150

- COLOR SCHEDULE**
- A BENJAMIN MOORE #2143-70 - SIMPLY WHITE OR SIMILAR APPROVED
 - B BENJAMIN MOORE #2125-10 - BLACK PANTHER OR SIMILAR APPROVED

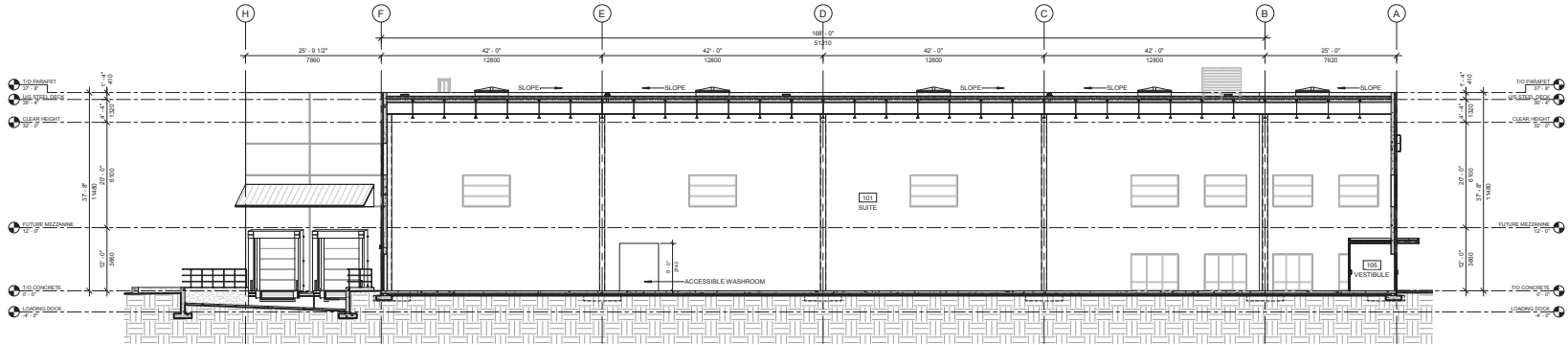
PROJECT NAME	BRIDGEVIEW INDUSTRIAL WAREHOUSE
CLIENT	WESGROUP PROPERTIES
PROJECT ADDRESS	11350 BRIDGEVIEW DRIVE, SURREY, BC
DRAWING TITLE	ELEVATIONS
REVISION NO.	6



1 SECTION 04
3/32" = 1'-0"



2 SECTION 05
3/32" = 1'-0"



3 SECTION 06
3/32" = 1'-0"

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

1	19.08.11	Revised for DP
2	19.08.11	Issued for Construction
3	19.08.11	Revised for DP
4	19.08.11	Issued for Construction
5	19.08.11	Revised for DP
6	19.08.11	Issued for Construction
7	19.08.11	Revised for DP
8	19.08.11	Issued for Construction

DESIGNED BY
DNA
CHECKED BY
DNA
DRAWN BY
JT
DRAWING DATE
2019.08.11
SCALE
3/32" = 1'-0"
CONSULTANT

PROJECT NAME
BRIDGEVIEW INDUSTRIAL WAREHOUSE
CLIENT
WESGROUP PROPERTIES

PROJECT ADDRESS
11350 BRIDGEVIEW DRIVE, SURREY, BC

DRAWING TITLE
BUILDING SECTIONS

REVISION NO.

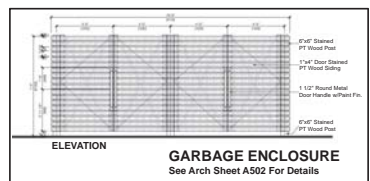
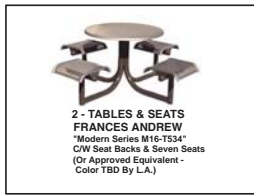
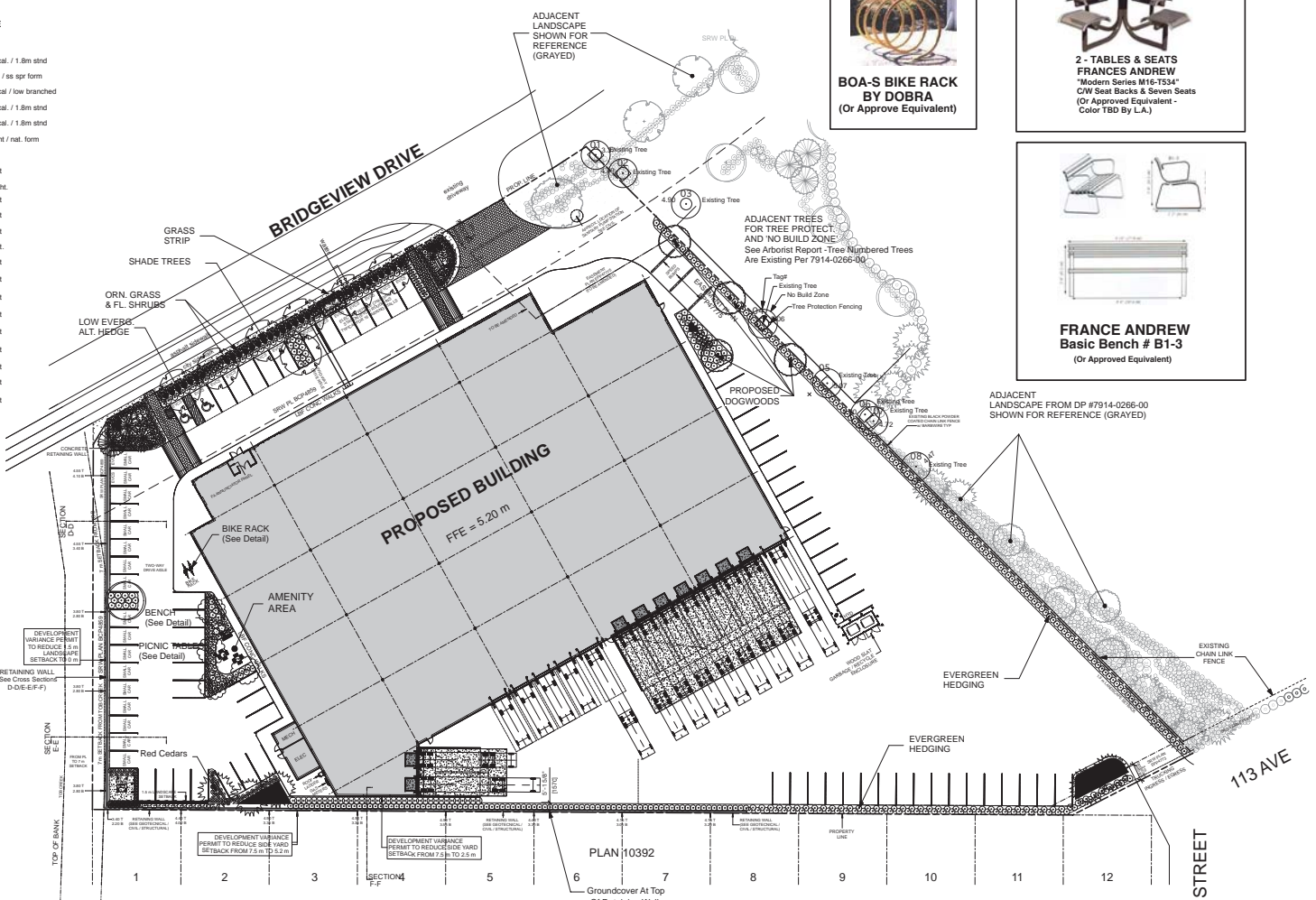
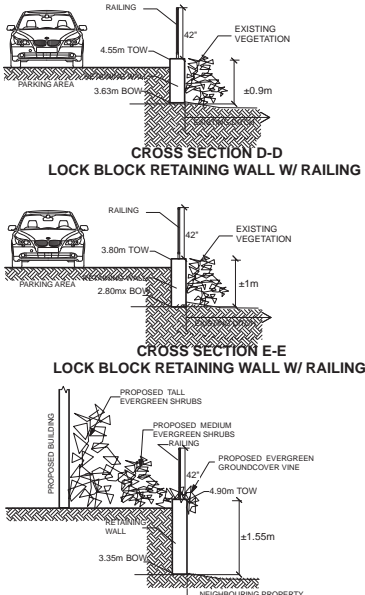
PROJECT NUMBER 5638

A402

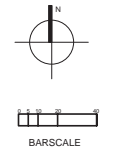
PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
	7	Acer rubrum 'Red Sunset'	Red Maple Var.	6cm cal / 1.8m std
	3	Chamaecyparis nootkatensis	Nootka Cypress	3m ht / ss spr form
	4	Cornus x 'hullabaloo'	Pacific Dogwood Var.	5cm cal / low branched
	1	Fraxinus americana 'Autumn Blaze'	Ash	6cm cal / 1.8m std
	4	Prunus y 'Akebono'	Flowering Cherry	6cm cal / 1.8m std
	5	Thuja plicata	Western Red Cedar	3m+ ht / nat. form
Shrubs				
	18	Ilex crenata	Japanese Holly	#3 pot
	7	Thuja occidentalis 'Smaragd'	Hedge Cedar	1.4m ht.
	19	Azalea japonica 'Coral Bells'	Japanese Azalea	#2 pot
	73	Lonicera pileata	Evergreen Honeysuckle	#3 pot
	36	Photinia fraseri	Japanese Andromeda	#3 pot
	438	Prunus l. 'Oto Luyken'	Evergr. Oto Luyken Laurel	#2 pot
	3	Pennisetum alopecuroides	Fountain Grass	#2 pot
	11	Rhododendron 'Christmas Cheer'	Rhododendron (med. var.)	#3 pot
	39	Rosa meiland (various var's) * selection by L.A.	Hardy French Rose var.	#3 pot
	40	Viburnum davidii	David's Viburnum	#3 pot
	209	Weigelia 'Newport Red'	Weigelia Var.	#3 pot
	118	Carex morrowii 'Aureo-variegata'	Variiegated Japanese Sedge	#1 pot
	457	Malonia nervosa	Longleaf Oregon Grape	#1 pot
	136	Arctostaphylos uva-ursi	Vancouver Jade	#1 pot
	136	Gaultheria shallon	Salal	#1 pot

- Notes:**
1. Specification as per most recent SICSLABCLNA Landscape Standards and LandSpace Design Inc. 'Spec Notes'.
 2. Provide 5cm (2") mulch for all planting beds.
 3. Provide 10m³ of topsoil min. per tree



DNA
David Nelme Associates Ltd
Suite 202
171 West Esplanade
North Vancouver BC
CANADA V7M 3J9
T 604.984.3322
F 604.984.0827
E dna@dnainc.com
W davidnelme.com



CITY FILE # 17-0592

ISSUED FOR DP	7
ISSUED FOR DP	6
ISSUED FOR DP	5
ISSUED FOR BP	4
ISSUED FOR DP	3
ISSUED FOR DP	2
ISSUED FOR DP	1
ISSUED	

DESIGNED BY:
LandSpace

CHECKED BY:

DRAWN BY:
ACT

POST DATE:
2017.10.26

SCALE:
1"=30'-0"

CONTRACT NO.:



PROJECT NAME:
INDUSTRIAL WAREHOUSE

CLIENT:
WESGROUP PROPERTIES

PROJECT ADDRESS:
11350 BRIDGEVIEW DR. SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT NUMBER: **5638**

L-1

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

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

DATE: **Aug 28, 2019** PROJECT FILE: **7817-0592-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 11350 Bridgeview Drive**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to the Development Permit or Development Variance Permit.

BUILDING PERMIT

The following are to be addressed prior to issuance of the Building Permit (BP):

- The site has been serviced through Surrey Project 7812-0353-00. The applicant must evaluate the adequacy of the existing services (i.e. driveways, water/sanitary/drainage service connections) and relocate/modify/abandon as required through the BP process; and
- Design/Construct offsite/onsite infiltration and water treatment features as described in servicing plans under Surrey Project 7812-0353-00 and Restrictive Covenants on title.

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting the building permit application.


For Tommy Buchmann, P.Eng.
Development Services Manager

SC

Tree Preservation Summary

Surrey Project No:
Address: 11350 Bridgeview Dr. Surrey
Registered Arborist: Glenn Murray

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)	3
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 0 </u> X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

7-Feb-19

 Date

APPENDIX 3 TREE REMOVAL AND RETENTION PLAN

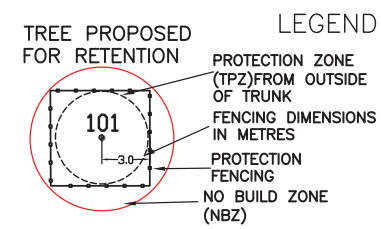
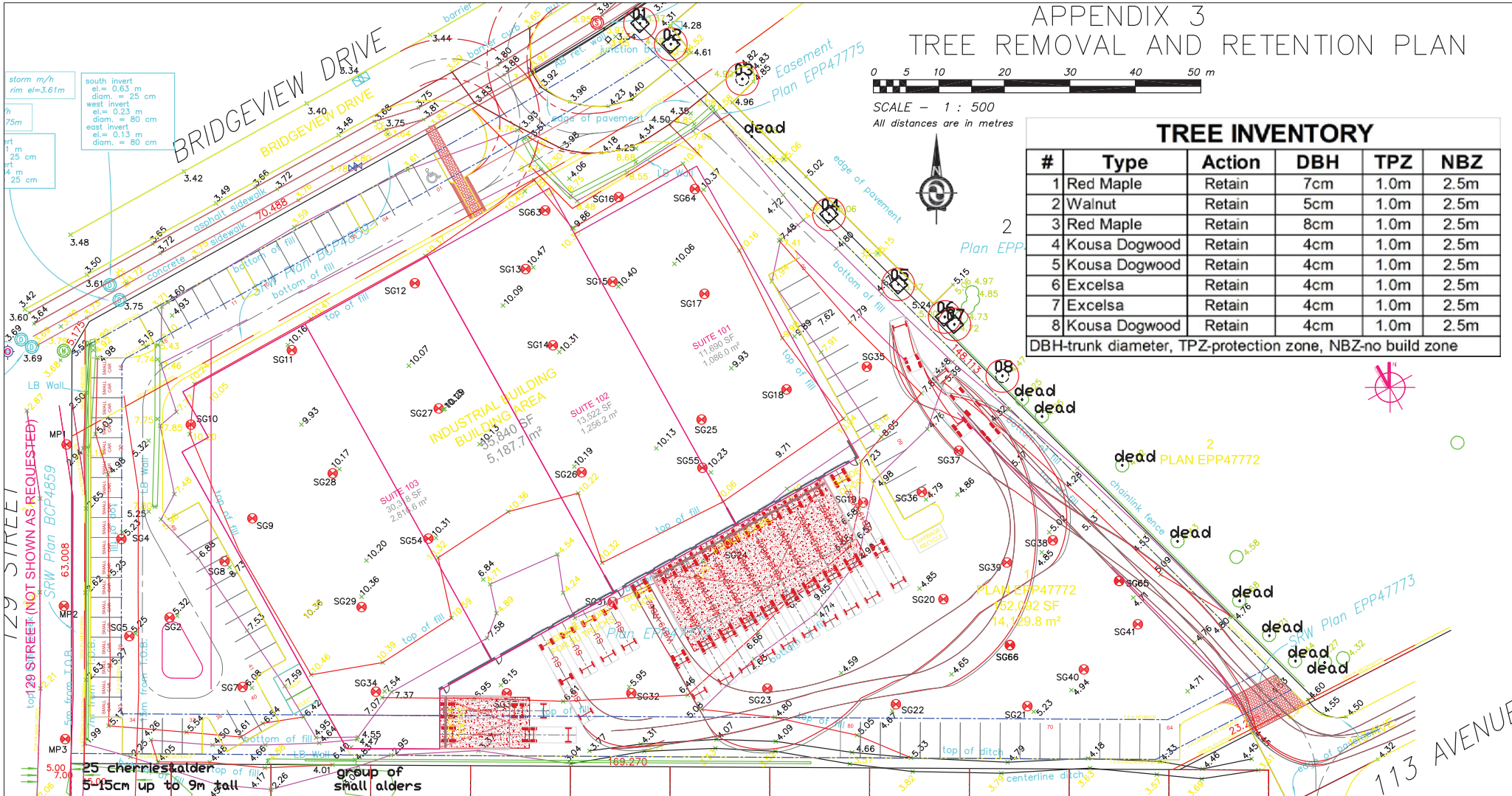


SCALE - 1 : 500
All distances are in metres

TREE INVENTORY

#	Type	Action	DBH	TPZ	NBZ
1	Red Maple	Retain	7cm	1.0m	2.5m
2	Walnut	Retain	5cm	1.0m	2.5m
3	Red Maple	Retain	8cm	1.0m	2.5m
4	Kousa Dogwood	Retain	4cm	1.0m	2.5m
5	Kousa Dogwood	Retain	4cm	1.0m	2.5m
6	Excelsa	Retain	4cm	1.0m	2.5m
7	Excelsa	Retain	4cm	1.0m	2.5m
8	Kousa Dogwood	Retain	4cm	1.0m	2.5m

DBH-trunk diameter, TPZ-protection zone, NBZ-no build zone



TREE PROTECTION FENCING

Minimum Radial Distance from outside of trunk

#	Type	DBH	Metres	Feet
1	Red Maple	7cm	1.0m	3.3ft
4	Kousa Dogwood	4cm	1.0m	3.3ft
5	Kousa Dogwood	4cm	1.0m	3.3ft

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7783 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

11350 Bridgeview Dr. SURREY, BC

TREE RETENTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

February 7, 2019

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0592-00

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: 029-763-398

Lot 1 Section 9 Block 5 North Range 2 West New Westminster District Plan EPP47772

11350 - Bridgeview Drive

(the "Land")

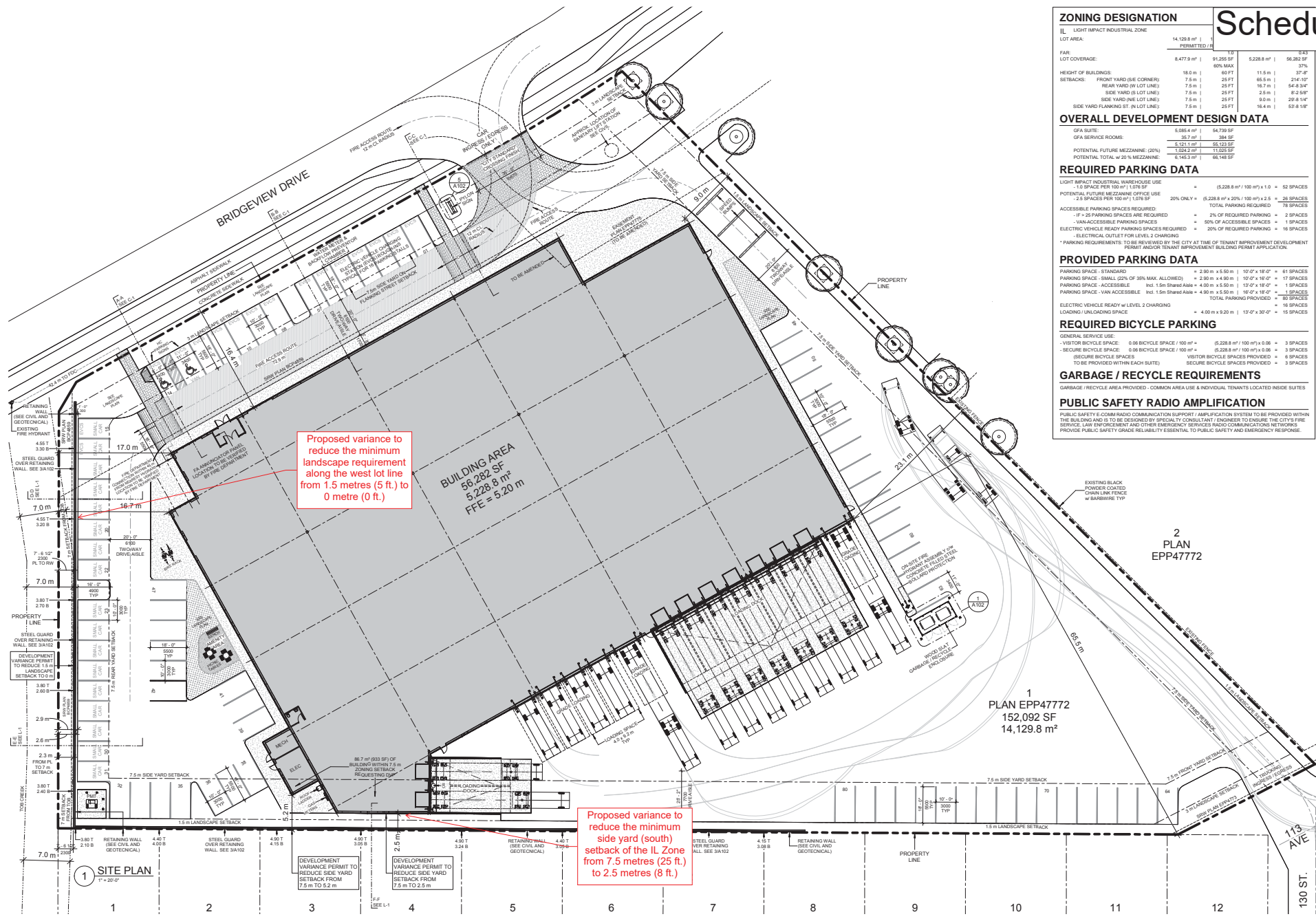
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. of Part 48, Yards and Setbacks, the minimum side yard (south) setback of the IL Zone is reduced from 7.5 metres (25 ft.) to 2.5 metres (8 ft.); and
 - (b) In Section I., Sub-Section 2., of Part 48, Landscaping, the minimum landscape requirement along the west lot line is reduced from 1.5 metres (5 ft.) to 0 metre (0 ft.).
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

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

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

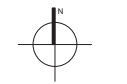


Proposed variance to reduce the minimum landscape requirement along the west lot line from 1.5 metres (5 ft.) to 0 metre (0 ft.)

Proposed variance to reduce the minimum side yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.)

ZONING DESIGNATION		Schedule A		
IL LIGHT IMPACT INDUSTRIAL ZONE				
LOT AREA:	14,129.8 m ² 3,425,000 sq ft	PERMITTED /		
FAR:		1.0	0.75	0.75
LOT COVERAGE:	8,477.9 m ² 1,955,500 sq ft	60% MAX	5,228.8 m ² 1,262,500 sq ft	56,282 SF
HEIGHT OF BUILDINGS:	18.0 m 59'0" MAX		11.5 m 37'6"	
SETBACKS:	FRONT YARD (SEE CORNER): 7.5 m 25 FT		6.5 m 21'4" 10'	
	REAR YARD (IN LOT LINES): 7.5 m 25 FT		15.2 m 50'0" 14'	
	SIDE YARD (IN LOT LINES): 7.5 m 25 FT		2.5 m 8'2" 6" 8"	
	SIDE YARD (IN LOT LINES): 7.5 m 25 FT		9.0 m 29'6" 14'	
	OVERALL YARD PLANNING ST. (IN LOT LINES): 7.5 m 25 FT		18.4 m 60'5" 18"	
OVERALL DEVELOPMENT DESIGN DATA				
GFA SUITE:	5,056.4 m ² 1,147,937 SF			
GFA SERVICE ROOMS:	35.7 m ² 384 SF			
POTENTIAL FUTURE MEZZANINE (20%):	5,121.1 m ² 55,123 SF			
POTENTIAL TOTAL w/ 20% MEZZANINE:	6,145.3 m ² 66,148 SF			
REQUIRED PARKING DATA				
LIGHT IMPACT INDUSTRIAL WAREHOUSE USE:			(5,228.8 m ² / 100 m ²) x 1.0 =	52 SPACES
POTENTIAL FUTURE MEZZANINE OFFICE USE:			20% ONLY = (5,228.8 m ² x 20% / 100 m ²) x 2.5 =	26 SPACES
ACCESSIBLE PARKING SPACES REQUIRED:			TOTAL PARKING REQUIRED:	78 SPACES
- IF > 25 PARKING SPACES ARE REQUIRED =			2% OF REQUIRED PARKING =	2 SPACES
- VAN ACCESSIBLE PARKING SPACES =			50% OF ACCESSIBLE SPACES =	1 SPACE
ELECTRIC VEHICLE READY PARKING SPACES REQUIRED =			20% OF REQUIRED PARKING =	16 SPACES
- ELECTRICAL OUTLET FOR LEVEL 2 CHARGING				
* PARKING REQUIREMENTS: TO BE REVIEWED BY THE CITY AT TIME OF TENANT IMPROVEMENT DEVELOPMENT PERMIT AND/OR TENANT IMPROVEMENT BUILDING PERMIT APPLICATION.				
PROVIDED PARKING DATA				
PARKING SPACE - STANDARD:			2.90 m x 5.50 m 10'-2" x 18'-0" =	61 SPACES
PARKING SPACE - SMALL (25% OF 35% MAX. ALLOWED):			2.90 m x 4.90 m 10'-2" x 16'-0" =	17 SPACES
PARKING SPACE - ACCESSIBLE:			1.5m Shared Area + 4.90 m x 5.50 m 10'-2" x 18'-0" =	1 SPACE
PARKING SPACE - VAN ACCESSIBLE:			1.5m Shared Area + 4.90 m x 5.50 m 10'-2" x 18'-0" =	1 SPACE
ELECTRIC VEHICLE READY w/ LEVEL 2 CHARGING:			TOTAL PARKING PROVIDED =	80 SPACES
LOADING / UNLOADING SPACE:			4.00 m x 9.20 m 13'-2" x 30'-0" =	15 SPACES
REQUIRED BICYCLE PARKING				
GENERAL SERVICE USE:				
- VISITOR BICYCLE SPACE:			0.66 BICYCLE SPACE / 100 m ² = (5,228.8 m ² / 100 m ²) x 0.66 =	3 SPACES
- SECURE BICYCLE SPACE:			0.66 BICYCLE SPACE / 100 m ² = (5,228.8 m ² / 100 m ²) x 0.66 =	3 SPACES
(SECURE BICYCLE SPACES = VISITOR BICYCLE SPACES PROVIDED + SECURE BICYCLE SPACES PROVIDED)				
TO BE PROVIDED WITHIN EACH SUITE:			SECURE BICYCLE SPACES PROVIDED =	3 SPACES
GARBAGE / RECYCLE REQUIREMENTS				
GARBAGE / RECYCLE AREA PROVIDED - COMMON AREA USE & INDIVIDUAL TENANTS LOCATED INSIDE SUITES				
PUBLIC SAFETY RADIO AMPLIFICATION				
PUBLIC SAFETY COMMUNICATION SUPPORT / AMPLIFICATION SYSTEM TO BE PROVIDED WITHIN THE BUILDING AND IS TO BE DESIGNED BY SPECIALTY CONSULTANT / ENGINEER TO ENSURE THE CITY'S FIRE SERVICE, LAW ENFORCEMENT AND OTHER EMERGENCY SERVICES RADIO COMMUNICATIONS NETWORKS PROVIDE PUBLIC SAFETY GRADE RELIABILITY ESSENTIAL TO PUBLIC SAFETY AND EMERGENCY RESPONSE.				

David Nairne Associates Ltd
 Suite 200
 171 West Esplanade
 North Vancouver, BC
 Canada V7M 1J3
 Tel: 604.984.0507
 Fax: 604.984.0507
 W: davidnairne.com



CONTRACT NO. 2019-08-11
 PROJECT NO. 11350 BRIDGEVIEW DRIVE INDUSTRIAL WAREHOUSE
 SHEET NO. A101 OF 108
 DATE: 2019.08.11
 SCALE: AS INDICATED
 CONSULTANT: [Redacted]

DESIGNED BY: DNA
 CHECKED BY: DNA
 DRAWN BY: JT
 DRAWING DATE: 2019.08.11
 SCALE: AS INDICATED
 CONSULTANT: [Redacted]

PROJECT NAME: BRIDGEVIEW INDUSTRIAL WAREHOUSE
 CLIENT: WESGROUP PROPERTIES
 PROJECT ADDRESS: 11350 BRIDGEVIEW DRIVE, SURREY, BC
 DRAWING TITLE: SITE PLAN
 REVISION NO.: 8

PROJECT NUMBER: 5638
 A101