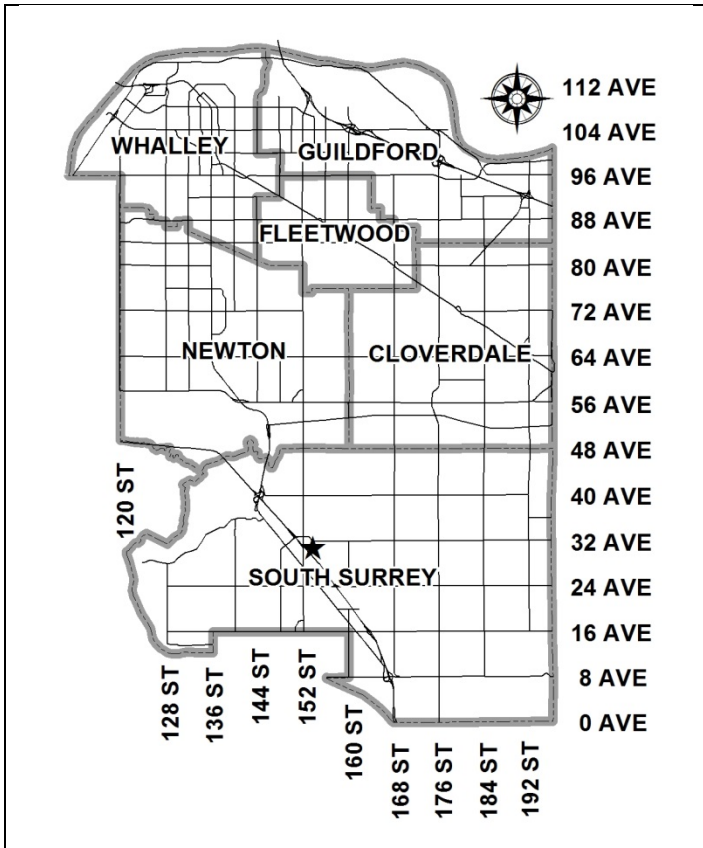


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0110-00

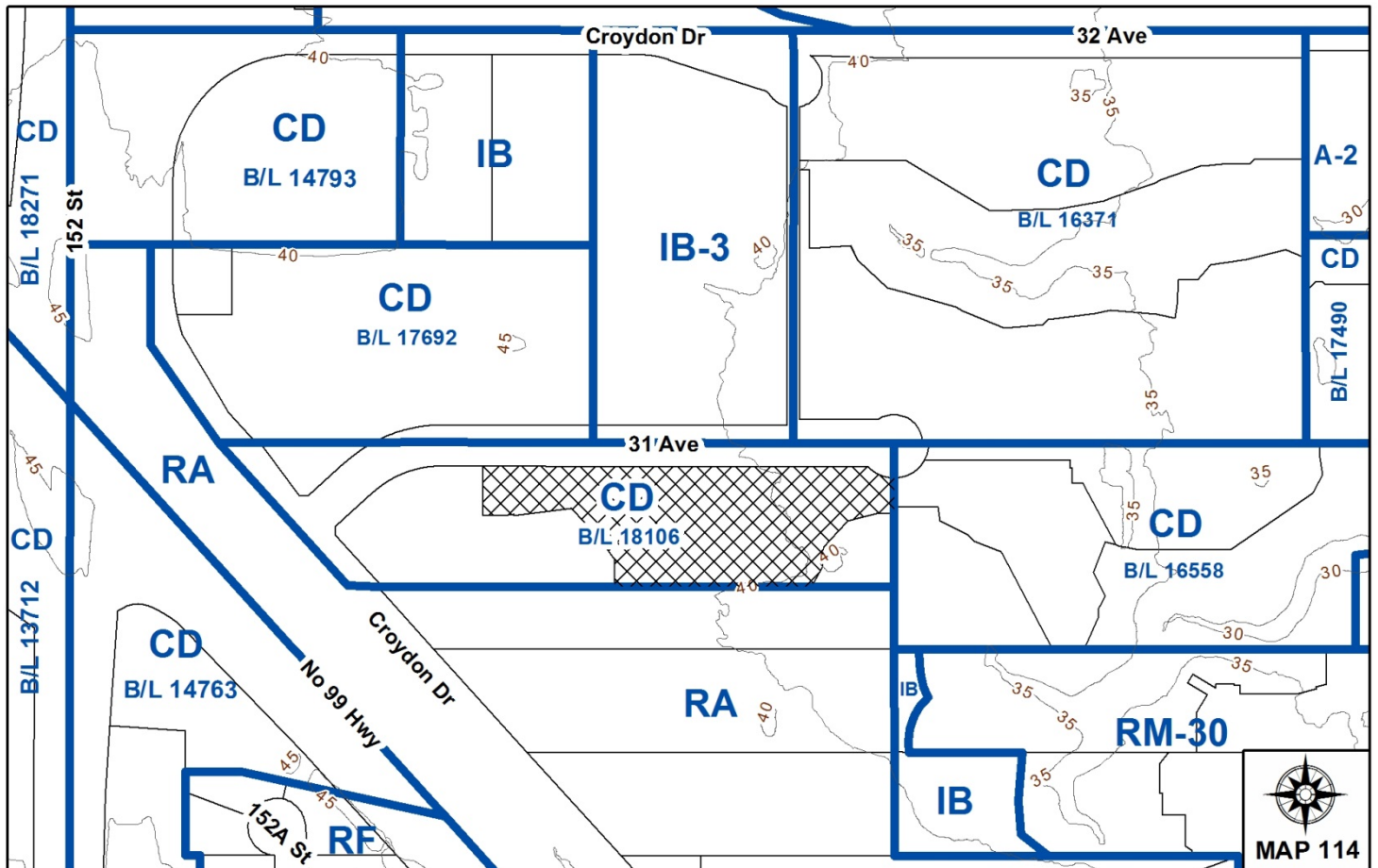
Planning Report Date: April 23, 2018



PROPOSAL:

- **Development Variance Permit**
to reduce the parking requirements for the mini-storage facility use.

LOCATION: 15336 - 31 Avenue
ZONING: CD Bylaw No. 18106
OCP DESIGNATION: Mixed Employment
NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the number of required on-site parking spaces for the mini-storage portion of the building.

RATIONALE OF RECOMMENDATION

- Mini-storage facilities have a low parking demand. The mini-storage facility use is not specified in the Zoning By-law; it is considered to be a warehouse use. Warehouse uses have a higher parking demand than mini-storage facilities; given this there is justification to reducing the parking requirement for the mini-storage facility use. It is noted that the City has previously accepted similar or lower parking ratios for mini-storage facilities elsewhere in the City.
- The proposed DVP specifies that the parking reduction is for warehouse uses limited to mini-storage facilities. Therefore, if the mini-storage facility is converted to a warehouse use in the future, the DVP will not be applicable and the warehouse parking rate will apply.
- The City's Transportation Division has reviewed the proposed parking variance and has no concerns.
- While the hours of operation between the businesses in the building overlap enough that the shared parking provision in the Zoning By-law cannot be utilized, it is anticipated that most of the mini-storage customers will use the facility during evenings and weekends. The office and daycare businesses operate during regular office hours. Therefore, there will be minimal conflict between the different users and there is ample parking for the site.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0110-00 (Appendix III), to vary Zoning Bylaw No. 12000 to reduce the minimum required number of parking spaces for the mini storage warehouse use from 1 parking space per 100 square metres (1,075 sq. ft.) of floor area for warehousing and 3 parking spaces per 100 square metres (1,075 sq. ft.) of floor area for associated office use to 0.5 space per 100 square metres (1,075 sq. ft.) of floor area for both warehousing and the associated office component, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Business park building under construction.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 31 Avenue):	Business park developments, completed and under construction, and live/work townhouses	Business Park	CD (By-law No. 17692), IB-3, and CD (By-law No. 16371)
East:	Creek preservation area and live/work condominiums (Headwaters Project)	Live & Work or Business Park Areas	CD (By-law No. 16558)
South:	Single family home on acreage lot, under Development Application No. 7917-0228-00 for business park development	Business Park & Creek Preservation Areas	RA
West (Across Croydon Drive):	Intersection of Hwy 99 and 152 Street, beyond which is the SouthPoint Exchange Mall	Commercial and Urban in the OCP	CD (By-law Nos. 14763 and 15113)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on 31 Avenue at Croydon Drive in the Rosemary Heights Business Park NCP area.
- In 2015, the site was rezoned from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on IB-3), and a Development Permit was issued to permit the

development of a 4-storey mini-storage and office building on the subject site, and two 2-storey office buildings on Croydon Drive (Development Application No. 7911-0187-00). The lot was subsequently subdivided into two (2) lots.

- The 2-storey office buildings on Croydon Drive have been constructed and the 4-storey mini-storage and office building is currently under construction.

Proposal

- Under the original proposal, the proposed building was to have an underground parking level for the long-term storage of boats and vehicles (eg. recreational vehicles), mini-storage on the first two storeys of the building, with two storeys of office above.
- The parking requirement for the office use when the application was in-process and completed was 3 spaces per 100 square metres (1,075 sq. ft.) of gross floor area on the ground floor, and 2 spaces per 100 square metres (1,075 sq. ft.) on floors above ground. The mini-storage use is considered a warehouse use, which requires 1 parking space per 100 square metres (1,075 sq. ft.) of gross floor area. Based on these parking requirements, the development required 154 parking spaces, and 156 were provided. This parking requirement is for the entire development, including the two buildings on Croydon Drive. This parking count does not include the underground parking, as this parking was to be used for long-term parking storage of boats and vehicles.
- The revised proposal for the building includes the following changes:
 - The plan for the underground parkade has changed from parking, for the long-term storage of boats and vehicles, to mini-storage and parking for customers. The parking portion includes 12 proposed stalls; and
 - A portion of the third floor of the building is proposed to be used as a daycare instead of office (Appendix II).
- Due to the proposed daycare use, as well as a change to the parking rate for offices in the Zoning By-law that came into effect on May 30, 2016 the parking requirement for the project has increased.
 - The parking requirement for child care centres is 1 space per employee, plus an equal number of spaces for parent drop-off and pick-up. The applicant has indicated that the daycare will have 16 staff; therefore the parking requirement for the daycare use is 32 spaces.
 - Since the office use for this building is on floors above ground, the rate has increased from 2 spaces per 100 square metres (1,075 sq. ft.) to 2.5 spaces per 100 square metres. The parking required for the office component of the project is 75 spaces.
 - The applicant has also added mini-storage at the underground level, so 9 parking spaces are now required for the additional mini-storage use. The applicant is also now proposing to provide 12 underground parking spaces to serve mini-storage customers.

- With the changes proposed and the changes to the Zoning By-law, the total number of parking stalls required for the entire project has increased from 154 to 196. The applicant is proposing to provide 168 stalls in total, which does not meet the By-law requirement.
- The required number of parking spaces for the mini-storage component of the project is 57, using the parking requirement for warehouses uses, which is 1 space per 100 square metres (1,075 sq. ft.) of gross floor area plus 3 spaces per 100 square metres (1,075 sq. ft.) for the associated office. However, this rate is excessive for mini-storage facilities. The applicant has requested a variance to reduce the number of stalls required for this use. This is discussed in the following By-law Variances section of this report.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum required number of on-site parking stalls for the mini-storage portion of the development including the associated office from a parking rate of 1 space per 100 square metres (1,075 sq. ft.) to a parking rate of 0.5 space per 100 square metres (1,075 sq. ft.).

Applicant's Reasons:

- Parking calculations for the proposed mini-storage business include 5,420 square metres (58,338 sq. ft.) of storage space and an 80 square metre (863 sq. ft.) office. The Zoning By-law provisions require one (1) parking space per 100 square metres (1,075 sq. ft.) of storage and 3 spaces per 100 square metres (1,075 sq. ft.) of office space which equates to 57 parking spaces.
- The applicant retained Brent Dozzi, Senior Traffic Engineer with Creative Transportation Solutions Ltd. to prepare a parking report for the subject site in support of their proposed variance. The report provides a comparison of Surrey's parking requirement to other similarly sized municipalities, a survey of the parking requirements of other similarly sized storage facilities, and a recommended number of parking stalls for the subject mini-storage facility based on the findings.
- The parking report finds that the Zoning By-law parking requirement for mini-storage facilities is not appropriate considering the use and operation of the facility, and found the requirement for 57 spaces to be excessive. Based on the comparison of municipal bylaws and surveys of similarly sized storage facilities, the parking report recommends that the number of parking spaces required for the use be reduced from 57 spaces to as few as 15 spaces.

Staff Comments:

- Mini-storage facilities have a low parking demand. The mini-storage facility use is not specified in the Zoning By-law; it is considered to be a warehouse use. Warehouse uses have a higher parking requirement than mini-storage facilities; given this there is justification to reducing the parking requirement for the mini-storage facility use.

- The proposed DVP specifies that the parking reduction is for warehouse uses limited to mini-storage facilities. Therefore, if the mini-storage facility is converted to a warehouse use in the future, the DVP will not be applicable and the warehouse parking rate will apply.
- The City's Transportation Division has reviewed the proposed parking variance and has no concerns. While the applicant's transportation consultant recommended a parking requirement of as few as 15 stalls, the City's Transportation Division staff have reviewed and determined that they can support a parking rate of 0.5 spaces per 100 square metres (1,075 sq. ft.) of floor area, including the associated mini-storage office component, which equates to a total of 27.5 stalls for the mini-storage use.
- The City has previously accepted similar or lower parking ratios for mini-storage facilities. For example, a similar variance was granted for a mini-storage facility at 17848 – 65A Avenue under Development Application No. 7915-0192-00. In this case, a parking ratio of one (1) parking space per 450 square metres (4,843 sq. ft.) was used.
- If the proposed variance for the required mini-storage parking is approved, the total number of stalls required for the development will be 167 stalls. A total of 168 stalls are being provided, including 12 in the underground parkade.
- While the hours of operation between the businesses in the building overlap enough that the shared parking provision in the Zoning By-law cannot be utilized, it is anticipated that most of the mini-storage customers will use the facility during evenings and weekends. The office and daycare businesses operate during regular office hours. Therefore, there will be minimal conflict between the different users and there is ample parking for the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan and Floor Plans
Appendix III.	Development Variance Permit No. 7918-0110-00

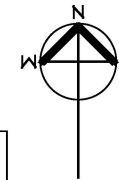
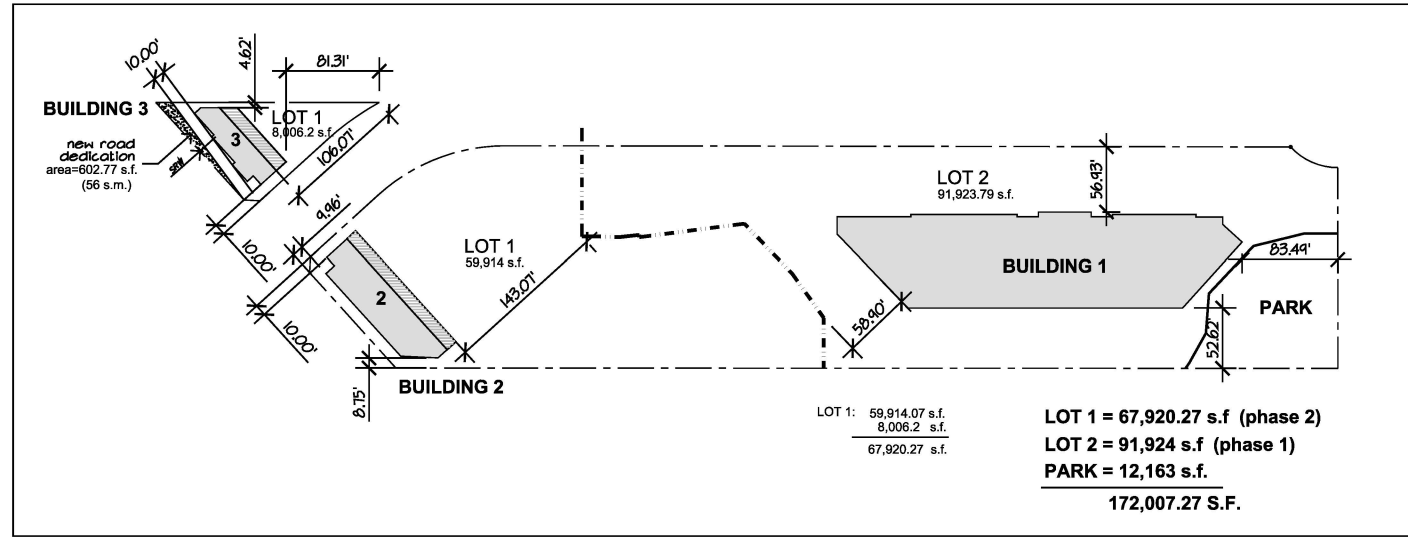
original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HK/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

Appendix II



site data & notes :

ADDRESS :
 BUILDING 1: 15336 31st AVENUE., SURREY, B.C.
 BUILDING 2: 3088 CROYDON DRIVE, SURREY, B.C.
 BUILDING 3: 3108 CROYDON DRIVE, SURREY, B.C.

ZONING : CD BASED ON IB-3

- height variance - approved - (40' - 58.0')
- west setback variance approved - (25' - 9.96')

site statistics :

GROSS SITE AREA	(15,980 SQ.M)	(1.6 ha = 3.95 acre)	172,007.3 S.F.
HYDROLOGIC RIPARIAN AREA	(7,315.7 SQ.M)	(0.78 ha = 1.81 acre)	78,746 S.F.
	(1,130 SQ.M)	(0.11 ha = 0.27 acre)	12,163 S.F.
NET SITE AREA	(7,534.3 SQ.M)	(0.76 ha = 1.86 acre)	81,098.3 S.F.

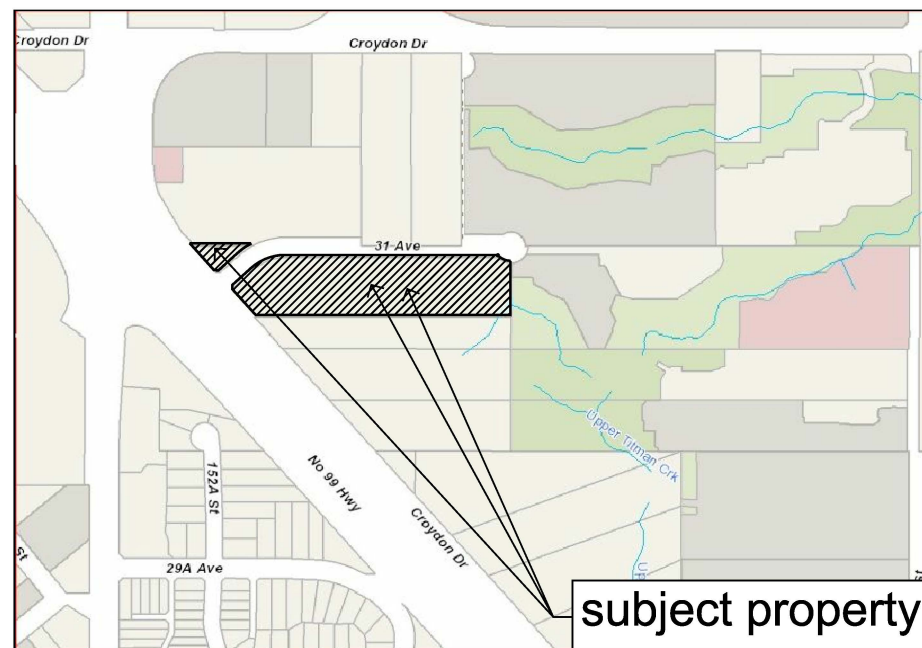
DENSITY ALLOWED - 0.75 (per IB standard)			
LOT 2: GROSS SITE AREA = 91,924 s.f.			
DENSITY PROVIDED -	F.A.R.	$\frac{99,439}{91,924} = 1.08$	based on gross site area.
	F.A.R.	$\frac{99,439}{68,356} = 1.45$	based on net site area.

PROPOSED FLOOR AREA:			
BUILDING 1 (MINI STORAGE)	NEW UNDERGROUND MINI STORAGE	9,539 S.F.	
(WITH UNDERGROUND PARKING)	GROUND FLOOR	24,831 S.F.	
	SECOND FLOOR	24,831 S.F.	
	THIRD FLOOR	20,119 S.F.	
	FOURTH FLOOR	20,119 S.F.	
	TOTAL	99,439 S.F.	

LOT 1: GROSS SITE AREA = 67,920.3			
DENSITY PROVIDED -	F.A.R.	$\frac{13,640}{67,920.3} = 0.20$	based on gross site area.
	F.A.R.	$\frac{13,640}{12,700} = 1.08$	based on net site area.

PROPOSED FLOOR AREA:			
BUILDING 2 (OFFICE BUILDING) GROUND FLOOR		5,356 S.F.	
BUILDING 2 (OFFICE BUILDING) SECOND FLOOR		4,033 S.F.	
BUILDING 3 (OFFICE BUILDING) GROUND FLOOR		2,546 S.F.	
BUILDING 3 (OFFICE BUILDING) SECOND FLOOR		1,755 S.F.	
	TOTAL	13,690 S.F.	

COVERAGE ALLOWED - based on net site area.			
LOT 1:	$\frac{7,902}{12,700} = 62\%$		
LOT 2:	$\frac{24,831}{68,356} = 36\%$		



LOCATION PLAN



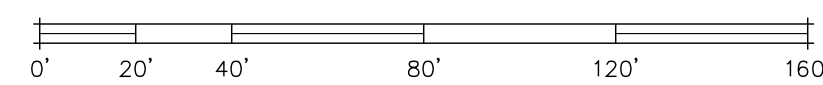
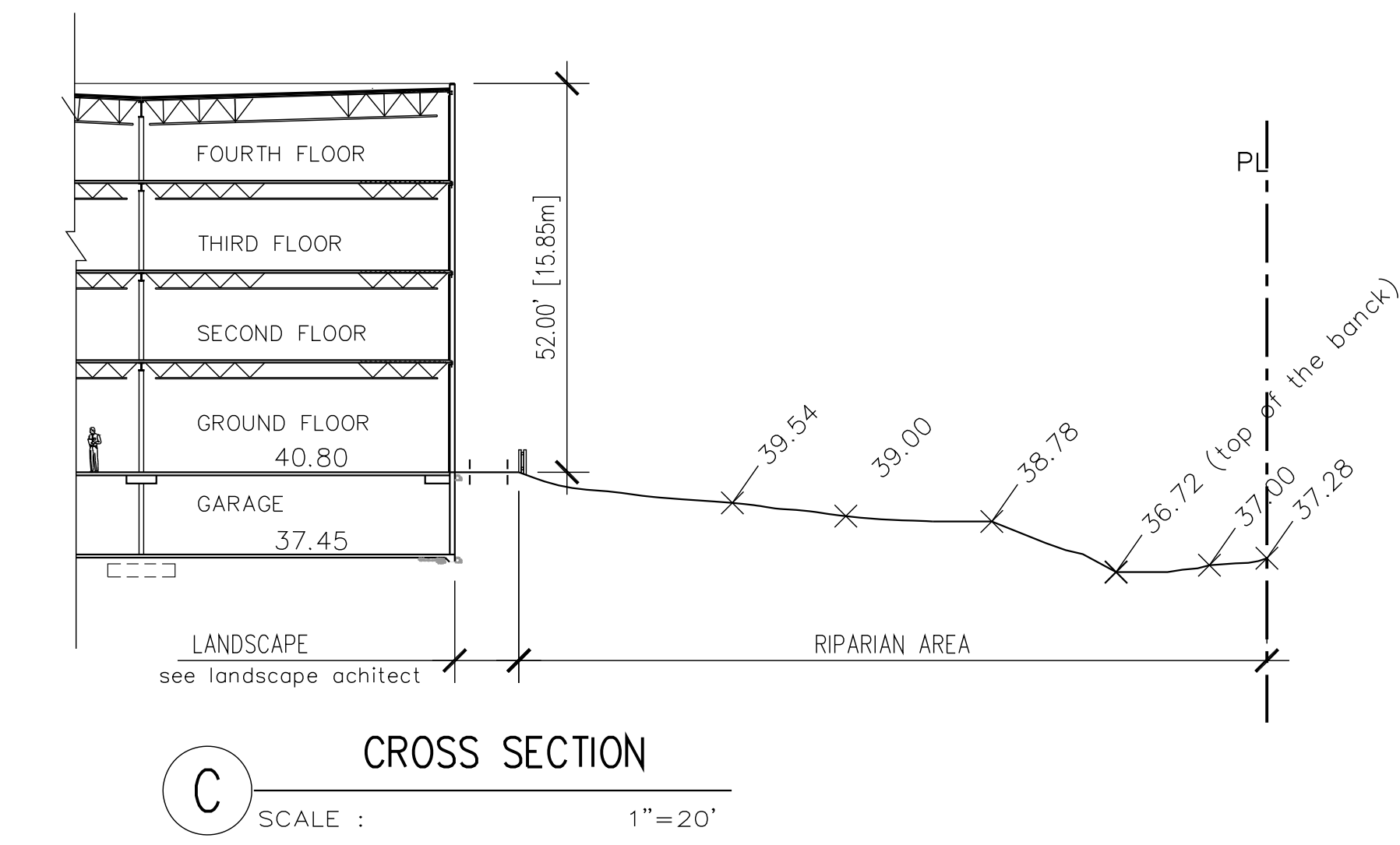
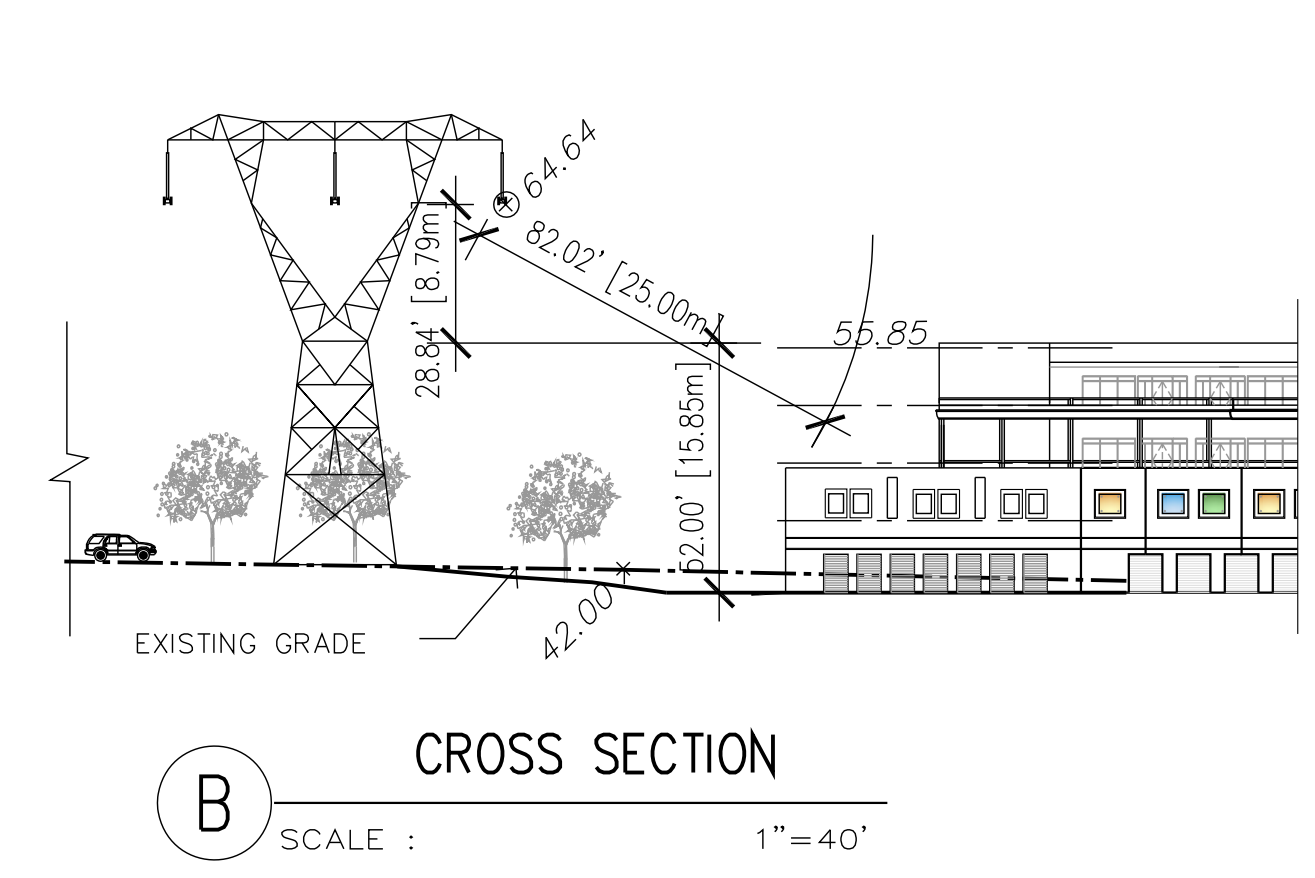
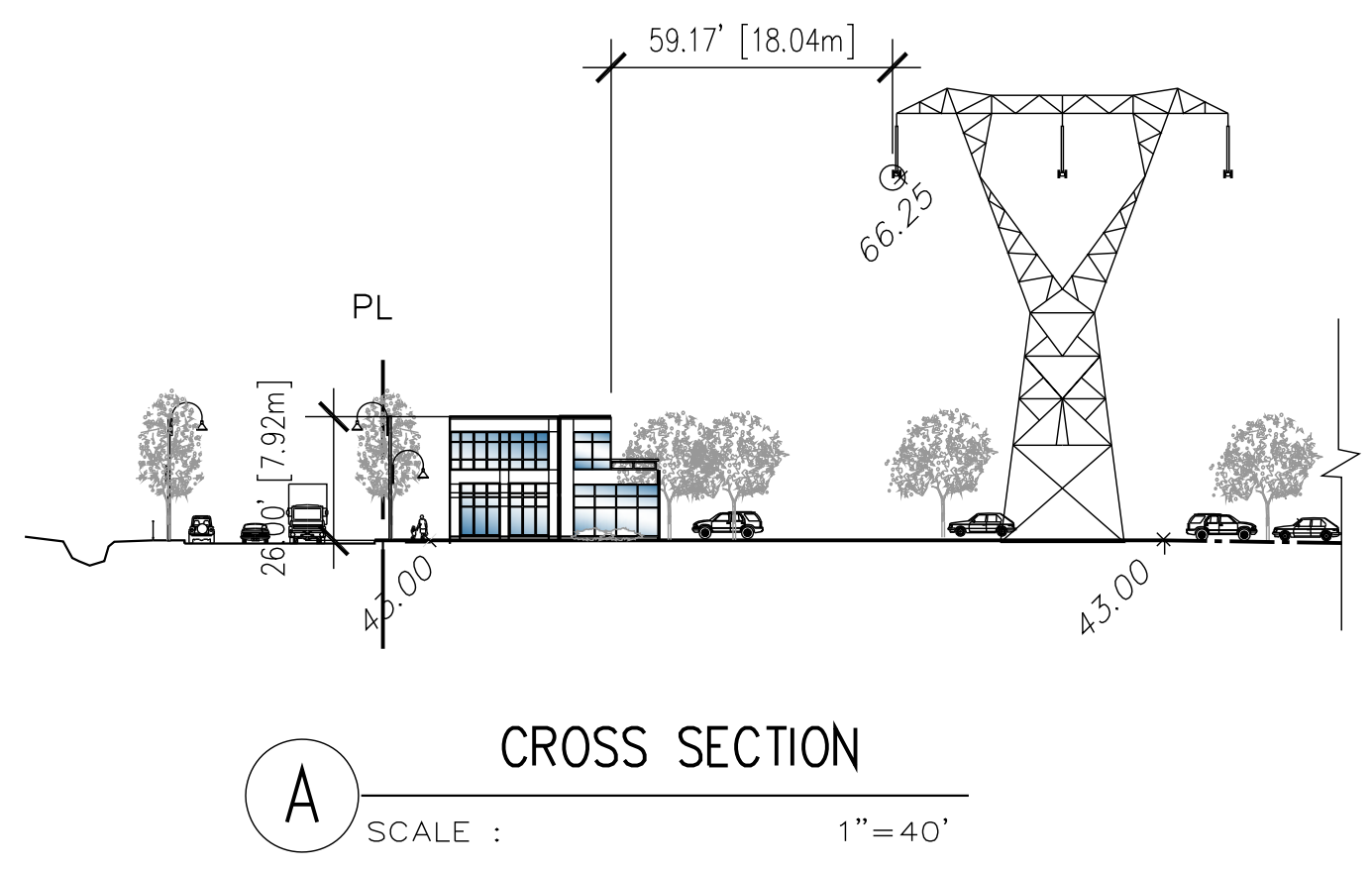
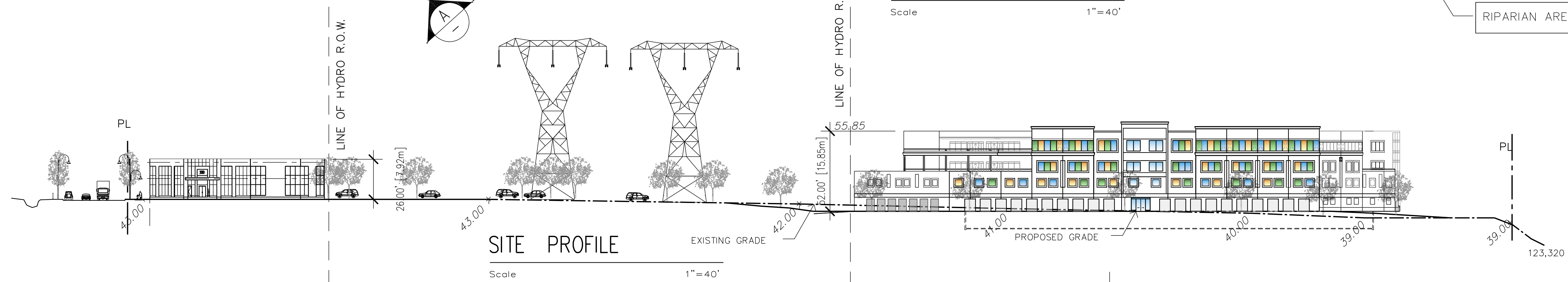
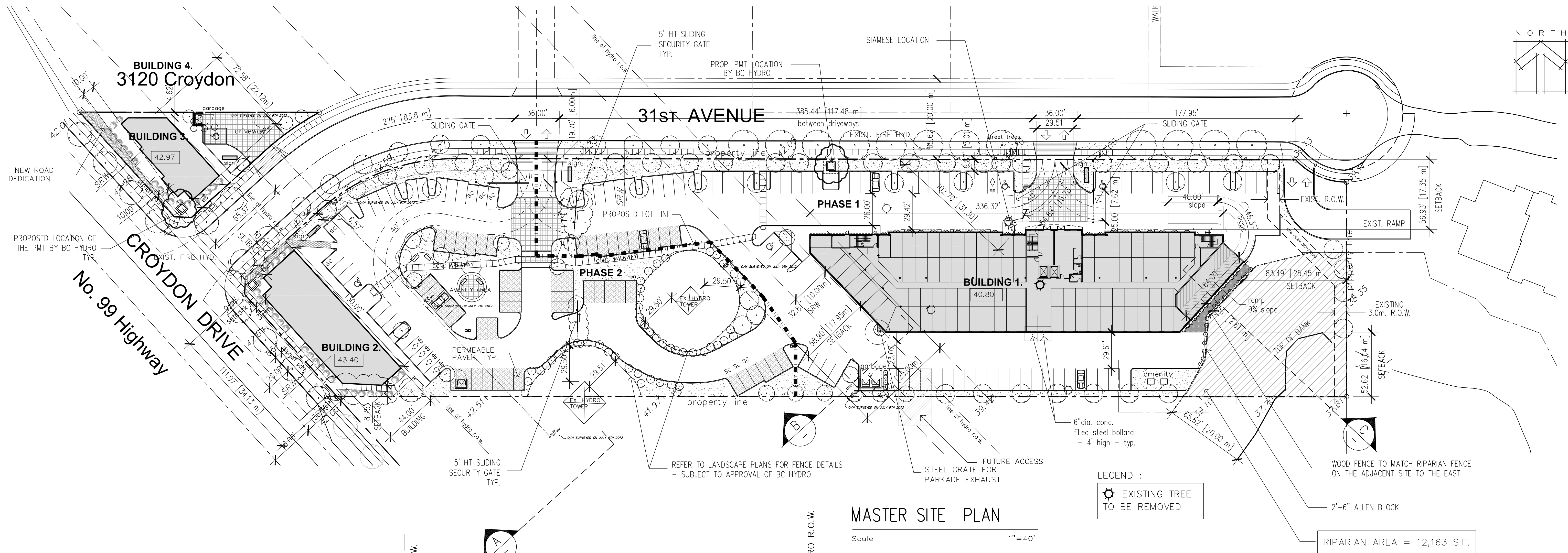
PARKING REQUIRED:			
BUILDING 1 (4 STOREYS)			
Underground FL. (mini storage)	$\frac{9,539}{1,075} = 9$		
Ground FL. (storage)	$\frac{23,968}{1,075} = 22.3$		
Ground FL. (office)	$\frac{3 \times 863}{1,075} = 2.4$		
Second FL. (storage)	$\frac{24,831}{1,075} = 23.1$		
Third FL. (daycare 7,821 s.f.) (16 staff)			32
Third FL. (office)	$\frac{2.5 \times 12,298}{1,075} = 28.6$		
Fourth FL. (office)	$\frac{2.5 \times 20,119}{1,075} = 46.8$		
			164.2
BUILDING 2 (2 STOREYS) 5,356 + 4,033 = 9,389 S.F.			
Ground FL. 2.5/1,075	$\frac{5,356 \times 2.5}{1,075} = 12.5$		
Second FL. 2.5/1,075	$\frac{4,033 \times 2.5}{1,075} = 9.4$		
BUILDING 3 (2 STOREYS) 2,546 + 1,755 = 4,301 S.F.			
Ground FL. 2.5/1,075	$\frac{2,546 \times 2.5}{1,075} = 5.9$		
Second FL. 2.5/1,075	$\frac{1,755 \times 2.5}{1,075} = 4.1$		
TOTAL PARKING REQUIRED = 196 PARKING SPACES			
TOTAL PARKING PROVIDED = 168 PARKING SPACES			

Scale:	As Noted	Sheet	15-1515
Date:	JAN 2015	of	A100
Revision	Project No.	15-1515	

Issued For DVP	03-23-18
Issued For Permit Revision 2	07-20-17
Issued For Building Permit	12-29-15
Issued For Building Permit	06-18-15
DP Resubmission	11-25-14
Rev.	Date

Drawing Title:	SITE DATA
Project Title:	PROPOSED COMMERCIAL BUILDINGS Bldg. 1 - 15336 31st Avenue Surrey, BC

Ionic Architecture Inc.
 architect - member a.i.b.c.
 20-8000 152nd Street
 Surrey B.C. V3S 6J9
 office@ionic-architecture.com
 tel: 1778 571-0518
 fax: 1778 571-0016

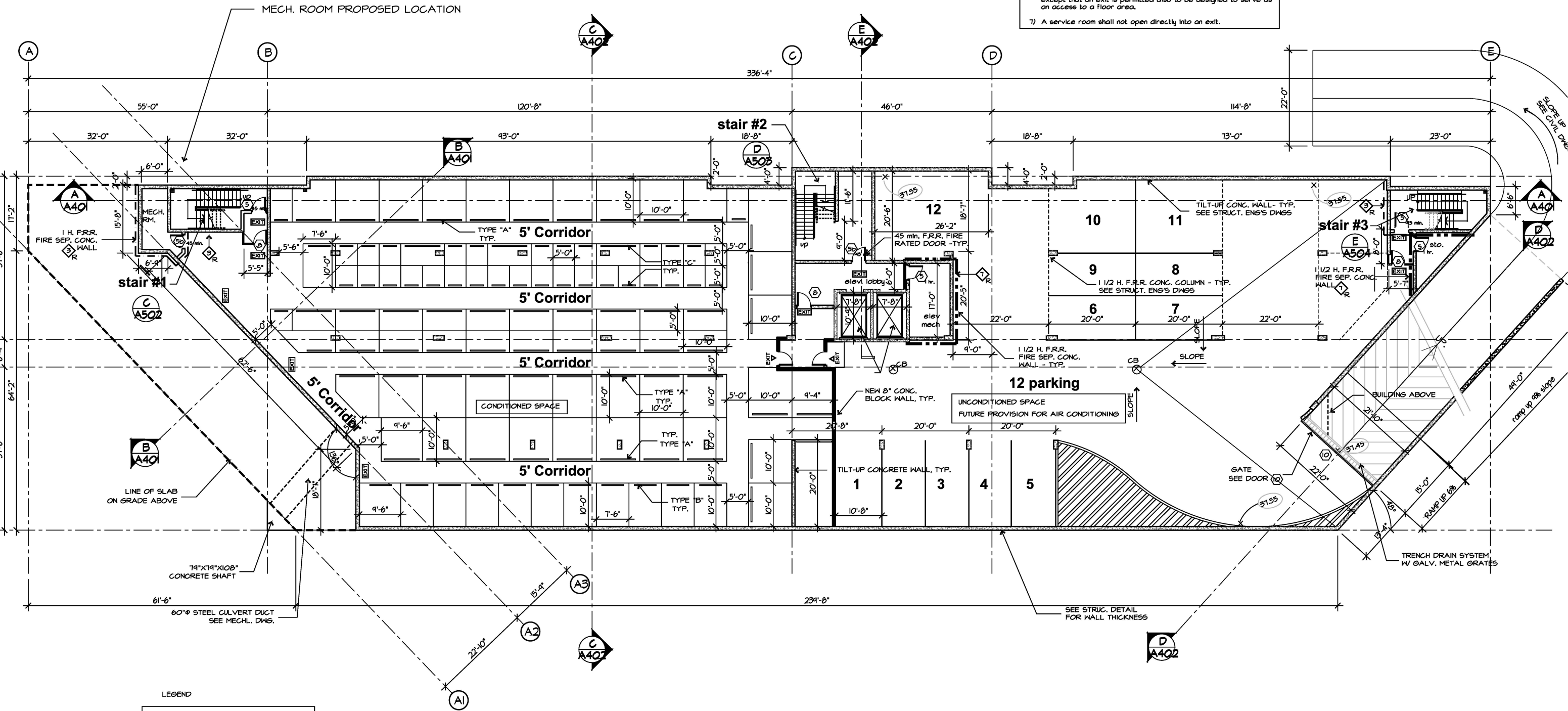


proposed office / Industrial development / tree group
 3080 Croydon Drive
 Surrey, B.C.

Scale:	As Noted	Sheet:	A101
Date:	JANUARY 2015	Project Title:	PROPOSED COMMERCIAL BUILDINGS
Revision:		Project No.:	Bldg. 1 - 15,336, 31st Avenue
		Revision:	15-1515
Drawing Title:	MASTER SITE PLAN		
Project Title:	PROPOSED COMMERCIAL BUILDINGS		
Project No.:	Bldg. 1 - 15,336, 31st Avenue		
Location:	Surrey, BC		
Architect:	Ionic Architecture Inc.		
Member:	architect-member a.i.b.c.		
Address:	201-5500 152nd Street		
Phone:	tel: (778) 571-0618		
Office:	fax: (778) 571-0619		
Website:	office@ionic-architecture.com		
Issued for Construction:	04-03-10-16	Description:	ISSUED FOR CONSTRUCTION
Proposed PMT Locations by BC Hydro:	03-10-13-15	Description:	PROPOSED PMT LOCATIONS BY BC HYDRO
Issued for Building Permit:	02-06-18-15	Description:	ISSUED FOR BUILDING PERMIT
DP Resubmission:	01-11-25-14	Description:	DP RESUBMISSION
Rev.	Date	Description	

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NOTES:
3.4.4.4. -- Integrity of Exits.
 1) A fire separation that separates an exit from the remainder of the building shall have no openings except for:
 a) standpipe and sprinkler piping,
 b) electrical wires and cables, totally enclosed in non-combustible raceways and non-combustible piping that serves only the exit,
 c) openings required by the provisions of Subsection 3.2.6.,
 d) exit doorways, and
 e) wired glass and glass block permitted by Article 3.1.8.14.
 4) A fuel-fired appliance shall not be installed in an exit.
 5) An exit shall not be used as a plenum for a heating, ventilating or air-conditioning system.
 6) An exit shall be designed for no purpose other than for exiting, except that an exit is permitted also to be designed to serve as an access to a floor area.
 7) A service room shall not open directly into an exit.



LEGEND

	1 1/2 H.F.R.R.
	1 HOUR F.R.R.
	CATCH BASIN

UNDER GROUND LEVEL
 Scale 3/32" = 1'-0"

May 5, 2017

Gross Floor Area = 21,164 s.f.

05	03-02-16	ISSUED FOR CONSTRUCTION	Scale:	As Noted	Drawing Title:	BLDG. 1_UNDER GROUND LEVEL	Sheet	
04	03-01-16	ISSUED FOR CONSTRUCTION	Date:	JAN 2015	Project Title:	PROPOSED COMMERCIAL BUILDINGS	of	
03	12-29-15	ISSUED FOR BUILDING PERMIT	Revision	Project No.	Bldg. 1_ 15336 31st Avenue	Surrey, BC		
02	06-18-15	ISSUED FOR BUILDING PERMIT	01	15-1515				
01	11-25-14	ISSUED FOR D.P.						
Rev.	Date	Description						

Ionic Architecture Inc.
 architect-member a.i.b.c.
 201-5500-162nd Street
 Surrey B.C. V3S 6J9
 office@ionic-architecture.com

tel: 17781 871-0616
 fax: 17781 871-0616

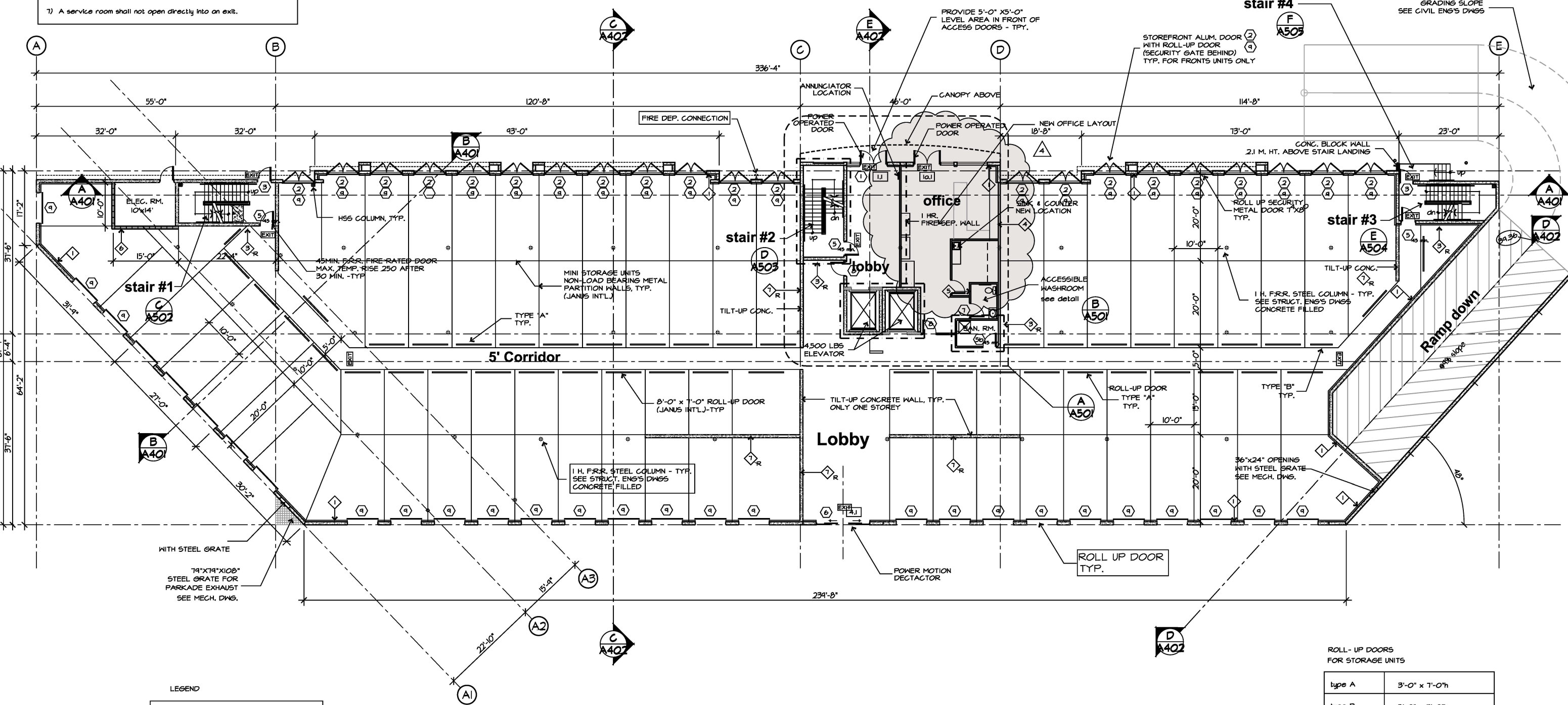
A201

X:\JOB\16-1678_morgan_crossing_croydon_drive_bldg 3 @ 4th demising wall, 1st fl. office layout\16-1678_A2.g

NOTES:

3.4.4.4. -- Integrity of Exits :

- 1) A fire separation that separates an exit from the remainder of the building shall have no openings except for
 - a) standpipe and sprinkler piping,
 - b) electrical wires and cables, totally enclosed in non-combustible raceways and non-combustible piping that serves only the exit,
 - c) openings required by the provisions of Subsection 3.2.6.,
 - d) exit doorways, and
 - e) wired glass and glass block permitted by Article 3.1.B.14.
- 4) A fuel-fired appliance shall not be installed in an exit.
- 5) An exit shall not be used as a plenum for a heating, ventilating or air-conditioning system.
- 6) An exit shall be designed for no purpose other than for exiting, except that an exit is permitted also to be designed to serve as an access to a floor area.
- 7) A service room shall not open directly into an exit.



LEGEND

	1 1/2 H.F.R.R.
	1 HOUR F.R.R.
	CATCH BASIN

GROUND FLOOR PLAN
Scale 3/32"=1'-0"

Gross Floor Area = 24,831 s.f.

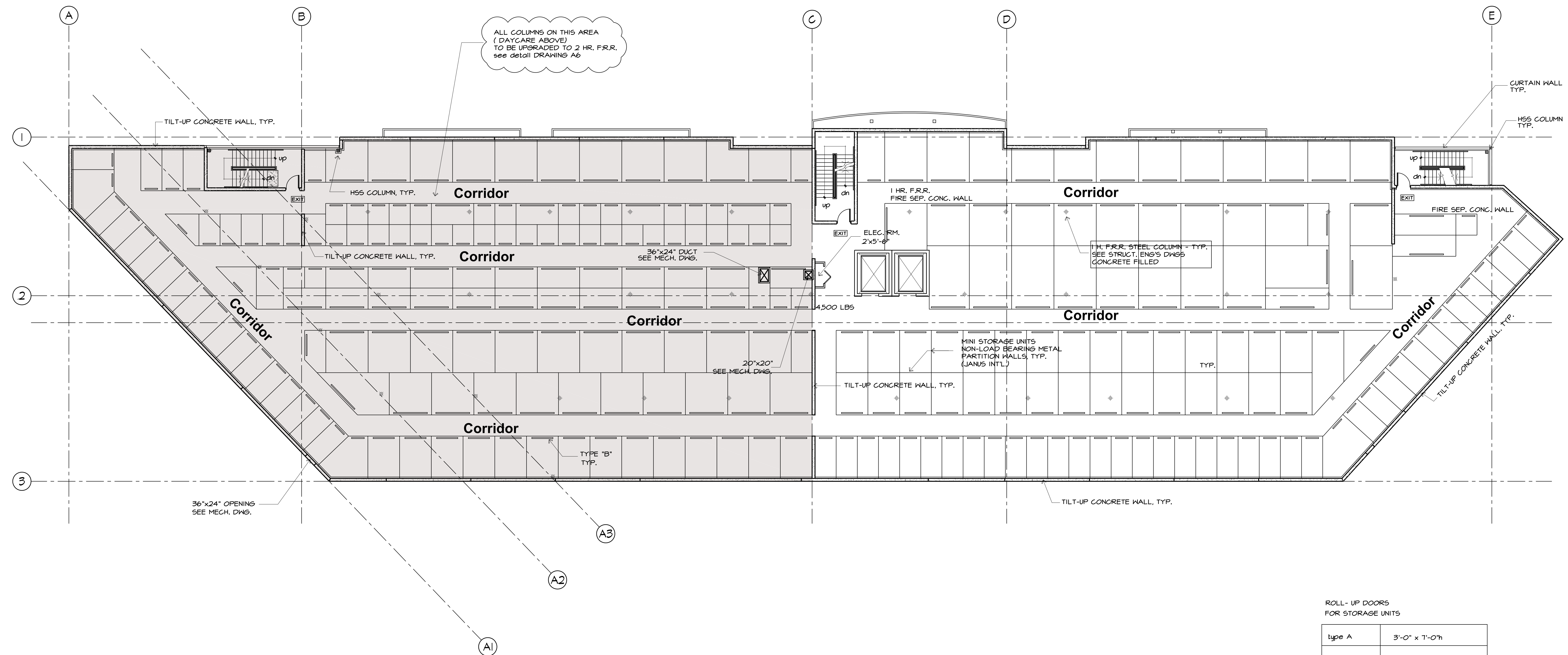
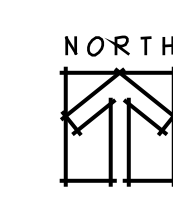
ROLL-UP DOORS FOR STORAGE UNITS

type A	3'-0" x 7'-0"
type B	5'-0" x 7'-0"
type C	8'-0" x 7'-0"

--- 1 HOUR F.R.R. CONC. WALL

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03	05-09-17	ISSUED FOR SHELL REVISION	Date: JAN 2015	Project Title: PROPOSED COMMERCIAL BUILDINGS	
02	06-18-15	ISSUED FOR BUILDING PERMIT	Revision: 01	Project No: 15-1515	A202
01	11-25-14	ISSUED FOR D.P.			
Rev.	Date	Description			

XXXXX.Dwg
201-5500-162nd Street
Surrey B.C. V3S 6J9
office@ionic-architecture.com
tel: 17781 871-0616
fax: 17781 871-0616



ALL COLUMNS ON THIS AREA
(DAYCARE ABOVE)
TO BE UPGRADED TO 2 HR. F.R.R.
see detail DRAWING A6

SECOND FLOOR PLAN

Scale $\frac{3}{32}'' = 1'-0''$

Gross Floor Area = 24,831 s.f.

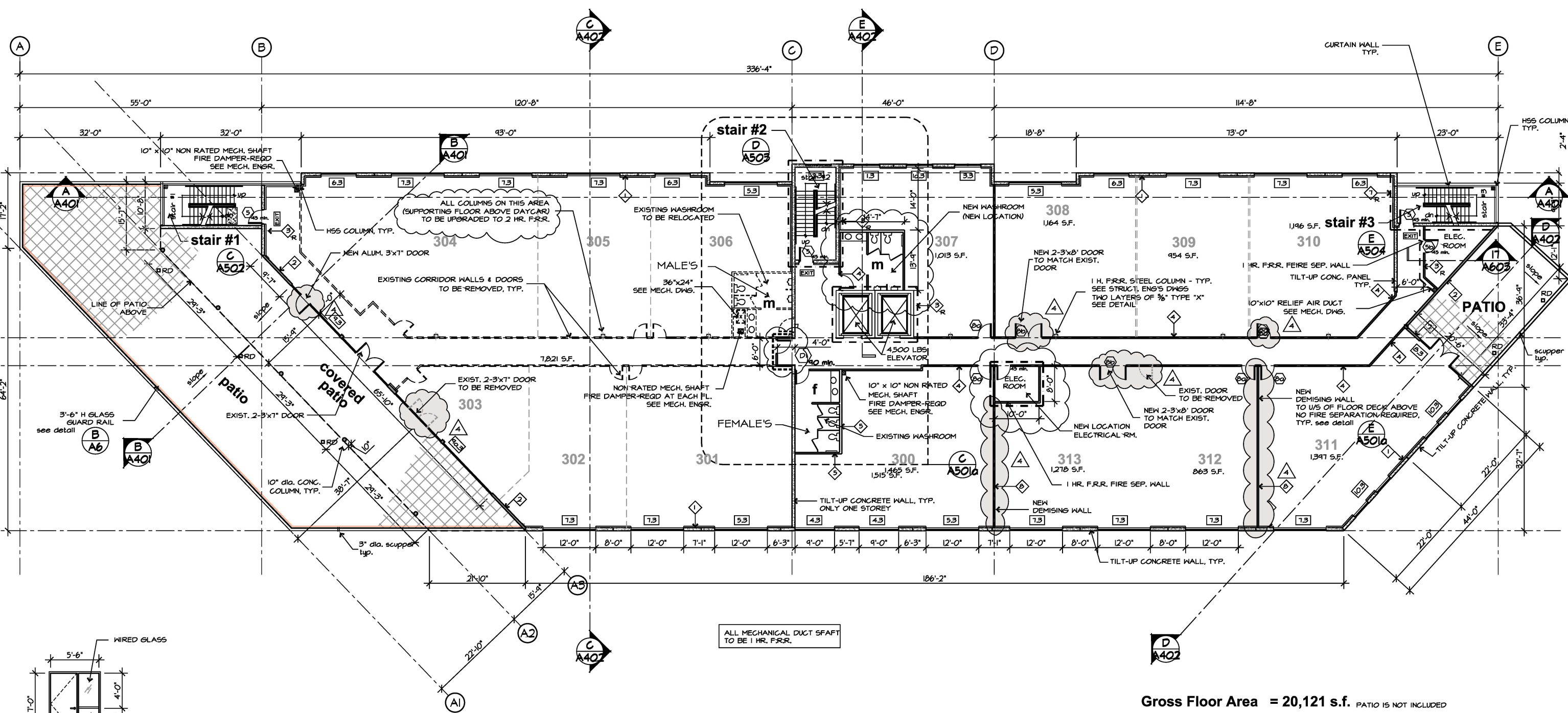
ROLL-UP DOORS
FOR STORAGE UNITS

type A	3'-0" x 7'-0"
type B	5'-0" x 7'-0"
type C	8'-0" x 7'-0"

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Date: NOV 2016		Project Title: PERMIT REVISION		
01	05-09-17	ISSUED FOR SHELL REVISION	Bldg. 1_ 15336 31st Avenue Surrey, BC	201-5500 152nd Street Surrey B.C. V3S 6J9 office@ionic-architecture.com
Rev.	Date	Description		

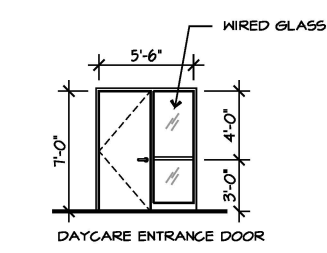
X:\JOB\16-1678_morgan crossing_croydon drive_bldg 1 Shell BP Revision 03-27-18 Fig 1 Shell BP Revision 30 & 4th demising wall, 1st fl. office layout\16-1678_A4 th



Gross Floor Area = 20,121 s.f. PATIO IS NOT INCLUDED
 Common Floor Area = 3,679 s.f. (CORRIDOR, STAIRS, ELEVATORS AND WASHROOMS)

THIRD FLOOR PLAN - OFFICE

Scale 3/32" = 1'-0"



- 40 mn.
- 3'-x1' HOLLOW METAL DOOR 1 3/4" THK.
- PRESSED STEEL FRAME 5 3/4" JAMB
- RATED 90 MIN. FOR ALL OTHER EXIT STAIRS
- 3 4 1/2x4x26D HINGES
- SURFACE TYPE OVERHEAD ALUMINUM CLOSER
- FIRE RATED THRESHOLD 1/2" MAX.
- PANIC HARDWARE

- =====
- 1 HR. F.R.R. FIRE SEP. WALL
- 5/8" TYPE X G.W.B. BOTH SIDES ON
- 3 5/8" STEEL STUDS @ 16" O.C. B/S
- ULC DESIGN No. W415

- =====
- 2 HR. F.R.R. FIRE SEP. WALL
- 5/8" TYPE X G.W.B. BOTH SIDES ON
- 3 5/8" STEEL STUDS @ 16" O.C. B/S
- ULC DESIGN No. W414
- (RECESS ENTRANCE FOR THE DAYCARE)

LEGEND

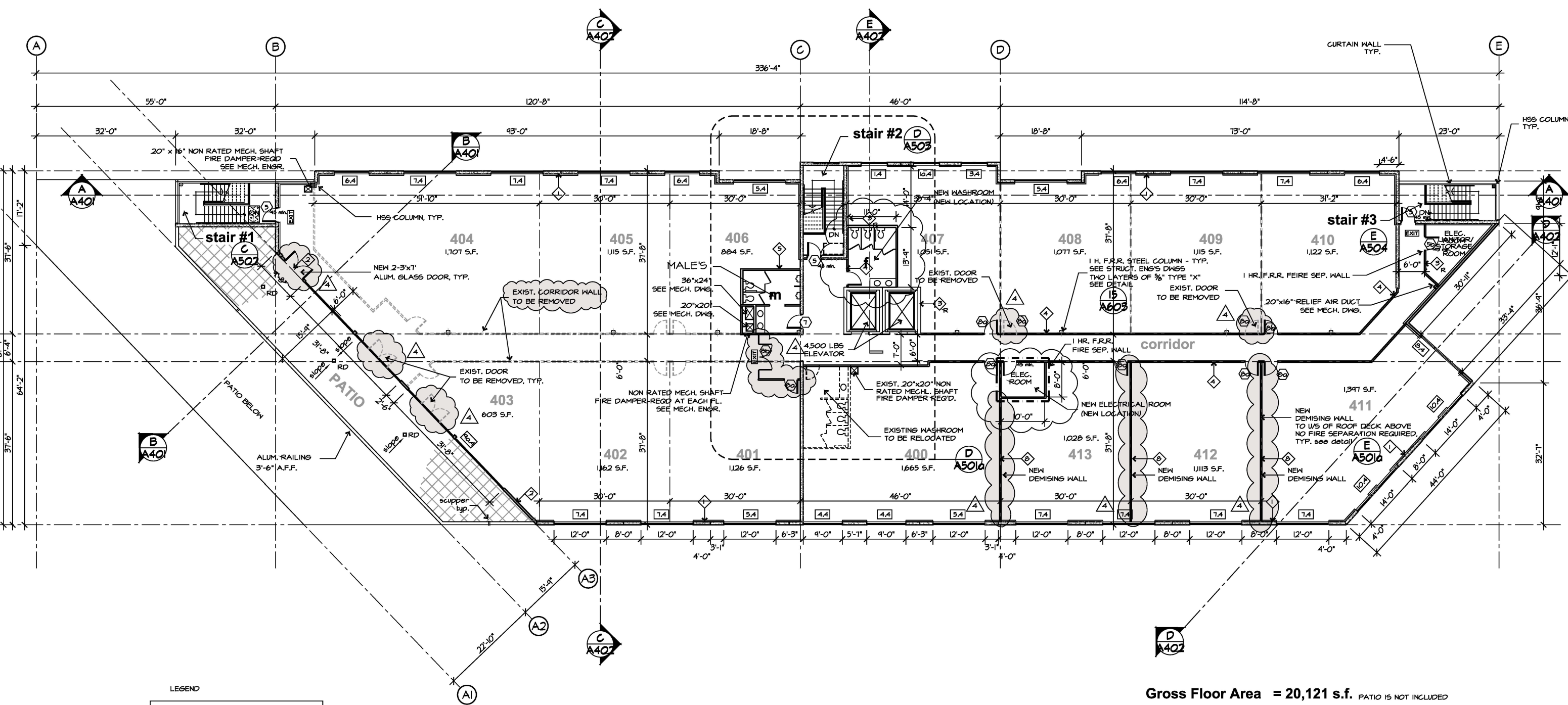
-----	1 1/2 HR. F.R.R.
-----	1 HOUR F.R.R.
CB	CATCH BASIN

Rev.	Date	Description
04	03-28-18	ISSUED FOR SHELL REVISION
03	05-09-17	ISSUED FOR SHELL REVISION
02	06-18-15	ISSUED FOR BUILDING PERMIT
01	11-25-14	ISSUED FOR D.P.

Scale:	As Noted
Date:	JAN 2015
Revision:	Project No.
01	15-1515

Drawing Title: BLDG. 1_THIRD FLOOR PLAN		Ionic Architecture Inc. architect-member a.i.b.c. 201-5500-162nd Street Surrey B.C. V3S 6J9 office@ionic-architecture.com	Sheet of A204
Project Title: PROPOSED COMMERCIAL BUILDINGS Bldg. 1_ 15336 31st Avenue Surrey, BC			

X:\JOB\16-1678_morgan_crossing_croydon_drive_bldg_1\3-Shell revision\03-27-18_400 1 Shell BP Revision 30 & 4th demising wall, 1st fl. office layout\16-1678_A5 for



LEGEND

	1/2 H.F.R.R.
	1 HOUR F.R.R.
	CATCH BASIN

FOURTH FLOOR PLAN - OFFICE

Scale 3/32"=1'-0"

Gross Floor Area = 20,121 s.f. PATIO IS NOT INCLUDED
 Common Floor Area = 3,679 s.f. (CORRIDOR, STAIRS, ELEVATORS AND WASHROOMS)

<table border="1"> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>04</td> <td>03-28-18</td> <td>ISSUED FOR SHELL REVISION</td> </tr> <tr> <td>03</td> <td>05-09-17</td> <td>ISSUED FOR SHELL REVISION</td> </tr> <tr> <td>02</td> <td>06-18-15</td> <td>ISSUED FOR BUILDING PERMIT</td> </tr> <tr> <td>01</td> <td>11-25-14</td> <td>ISSUED FOR D.P.</td> </tr> </table>			Rev.	Date	Description	04	03-28-18	ISSUED FOR SHELL REVISION	03	05-09-17	ISSUED FOR SHELL REVISION	02	06-18-15	ISSUED FOR BUILDING PERMIT	01	11-25-14	ISSUED FOR D.P.	<table border="1"> <tr> <td>Scale:</td> <td>As Noted</td> </tr> <tr> <td>Date:</td> <td>JAN 2015</td> </tr> <tr> <td>Revision:</td> <td>Project No.</td> </tr> <tr> <td>01</td> <td>15-1515</td> </tr> </table>		Scale:	As Noted	Date:	JAN 2015	Revision:	Project No.	01	15-1515	<table border="1"> <tr> <td>Drawing Title:</td> <td>BLDG. 1_FOURTH FLOOR PLAN</td> </tr> <tr> <td>Project Title:</td> <td>PROPOSED COMMERCIAL BUILDINGS</td> </tr> <tr> <td colspan="2">Bldg. 1_ 15336 31st Avenue</td> </tr> <tr> <td colspan="2">Surrey, BC</td> </tr> </table>		Drawing Title:	BLDG. 1_FOURTH FLOOR PLAN	Project Title:	PROPOSED COMMERCIAL BUILDINGS	Bldg. 1_ 15336 31st Avenue		Surrey, BC		<table border="1"> <tr> <td colspan="2">Ionic Architecture Inc.</td> </tr> <tr> <td colspan="2">architect-member a.i.b.c.</td> </tr> <tr> <td>201-5500-162nd Street</td> <td>tel: 17781 671-0616</td> </tr> <tr> <td>Surrey B.C. V3S 6J9</td> <td>fax: 17781 671-0616</td> </tr> <tr> <td colspan="2">office@ionic-architecture.com</td> </tr> </table>		Ionic Architecture Inc.		architect-member a.i.b.c.		201-5500-162nd Street	tel: 17781 671-0616	Surrey B.C. V3S 6J9	fax: 17781 671-0616	office@ionic-architecture.com		<table border="1"> <tr> <td>Sheet</td> <td>of</td> </tr> <tr> <td>A205</td> <td></td> </tr> </table>	Sheet	of	A205	
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(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0110-00

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: 029-525-331
Lot 2 Section 23 Township 1 New Westminster District Plan EPP39658
15336 - 31 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section C.3 of Part 5, Off-Street Parking and Loading/Unloading, the number of required off-street parking spaces may be reduced from 1 parking space per 100 square metres (1,075 sq. ft.) of floor area for warehousing and 3 parking spaces per 100 square metres (1,075 sq. ft.) of floor area for associated office use to 0.5 space per 100 square metres (1,075 sq. ft.) of floor area for both warehousing and associated office component for warehouse uses limited to mini-storage facilities on the Land.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A.1, A.2 and A.3 which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

Mayor – Linda Hepner

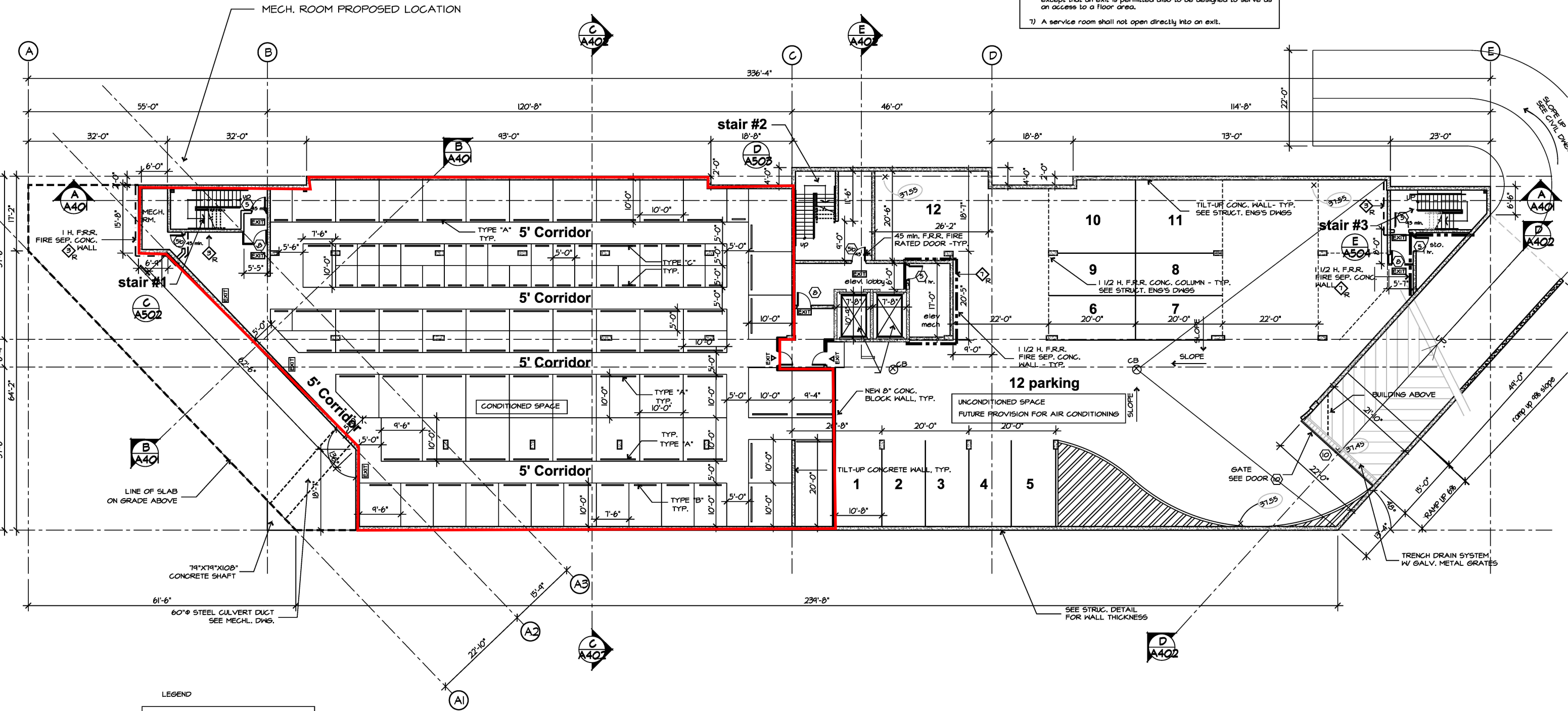
City Clerk – Jane Sullivan

X:\JOB\15-1515_morgan crossing_croydon drive\6- New\15-1515 Underground layout\04-26-17.dwg, 5/5/2017 1:56:23 PM

Development Variance Permit to reduce the total number of parking spaces from 57 to 15 for the mini-storage portion of the development.

Schedule A.1

- NOTES:**
- 3.4.4.4. -- Integrity of Exits.
 - A fire separation that separates an exit from the remainder of the building shall have no openings except for:
 - standpipe and sprinkler piping,
 - electrical wires and cables, totally enclosed in non-combustible raceways and non-combustible piping that serves only the exit,
 - openings required by the provisions of Subsection 3.2.6.,
 - exit doorways, and
 - wired glass and glass block permitted by Article 3.1.8.14.
 - A fuel-fired appliance shall not be installed in an exit.
 - An exit shall not be used as a plenum for a heating, ventilating or air-conditioning system.
 - An exit shall be designed for no purpose other than for exiting, except that an exit is permitted also to be designed to serve as an access to a floor area.
 - A service room shall not open directly into an exit.



LEGEND

	1 1/2 H.F.R.R.
	1 HOUR F.R.R.
	CATCH BASIN

UNDER GROUND LEVEL
Scale 3/32" = 1'-0"

May 5, 2017

Gross Floor Area = 21,164 s.f.

Underground Level - Mini-storage floor area outlined in red

05	03-02-16	ISSUED FOR CONSTRUCTION	Scale:	As Noted	Drawing Title:	BLDG. 1_UNDER GROUND LEVEL	Sheet	
04	03-01-16	ISSUED FOR CONSTRUCTION	Date:	JAN 2015	Project Title:	PROPOSED COMMERCIAL BUILDINGS	of	
03	12-29-15	ISSUED FOR BUILDING PERMIT	Revision	Project No.	Bldg. 1_ 15336 31st Avenue	Surrey, BC		
02	06-18-15	ISSUED FOR BUILDING PERMIT	01	15-1515				
01	11-25-14	ISSUED FOR D.P.						
Rev.	Date	Description						

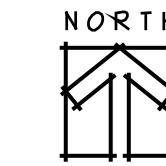
Ionic Architecture Inc.
architect-member a.i.b.c.

201-5500-162nd Street
Surrey B.C. V3S 6J9
office@ionic-architecture.com

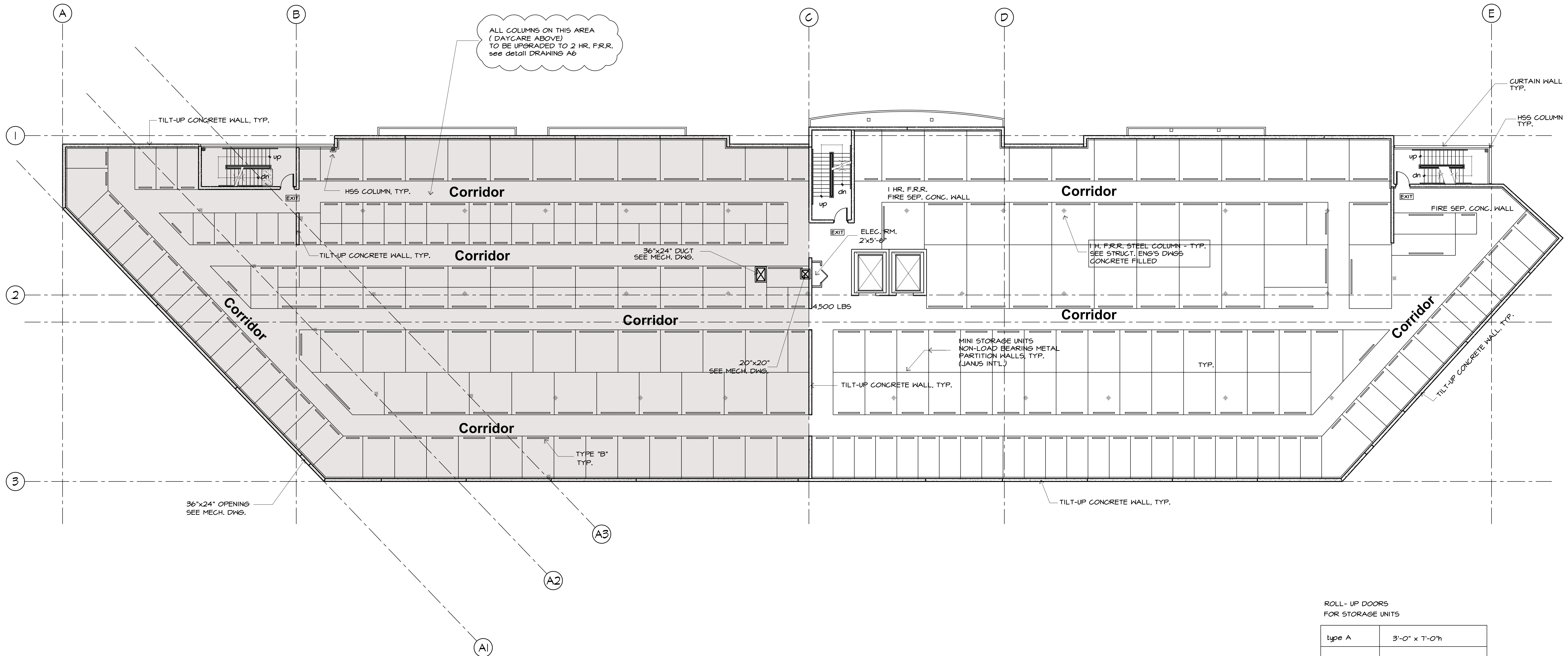
tel: 17781 871-0616
fax: 17781 871-0616

A201

Development Variance Permit to reduce the total number of parking spaces from 57 to 15 for the mini-storage portion of the development.



Schedule A.2



Second Floor - mini-storage use encompasses entire floor area.

SECOND FLOOR PLAN

Scale 3/32"=1'-0"

Gross Floor Area = 24,831 s.f.

ROLL-UP DOORS FOR STORAGE UNITS

type A	3'-0" x 7'-0" h
type B	5'-0" x 7'-0" h
type C	8'-0" x 7'-0" h

X:\JOB\16-1678_morgan_crossing_croydon_drive_bldg_1\L1\3-Shell\revision\05-09-17 issued for permit\16-1678_A3 second floor.dwg, 9/8/2017 11:45:32 AM

Scale: As Noted		Drawing Title: BLDG. 1_SECOND FLOOR PLAN		Ionic Architecture Inc. architect-member a.i.b.c.	Sheet of A03
Date: NOV 2016		Project Title: PERMIT REVISION			
01	05-09-17	ISSUED FOR SHELL REVISION	01	16-1678	Bldg. 1_ 15336 31st Avenue Surrey, BC
Rev.	Date	Description	Rev.	Date	Description

201-5500 152nd Street
Surrey B.C. V3S 5J9
office@ionic-architecture.com

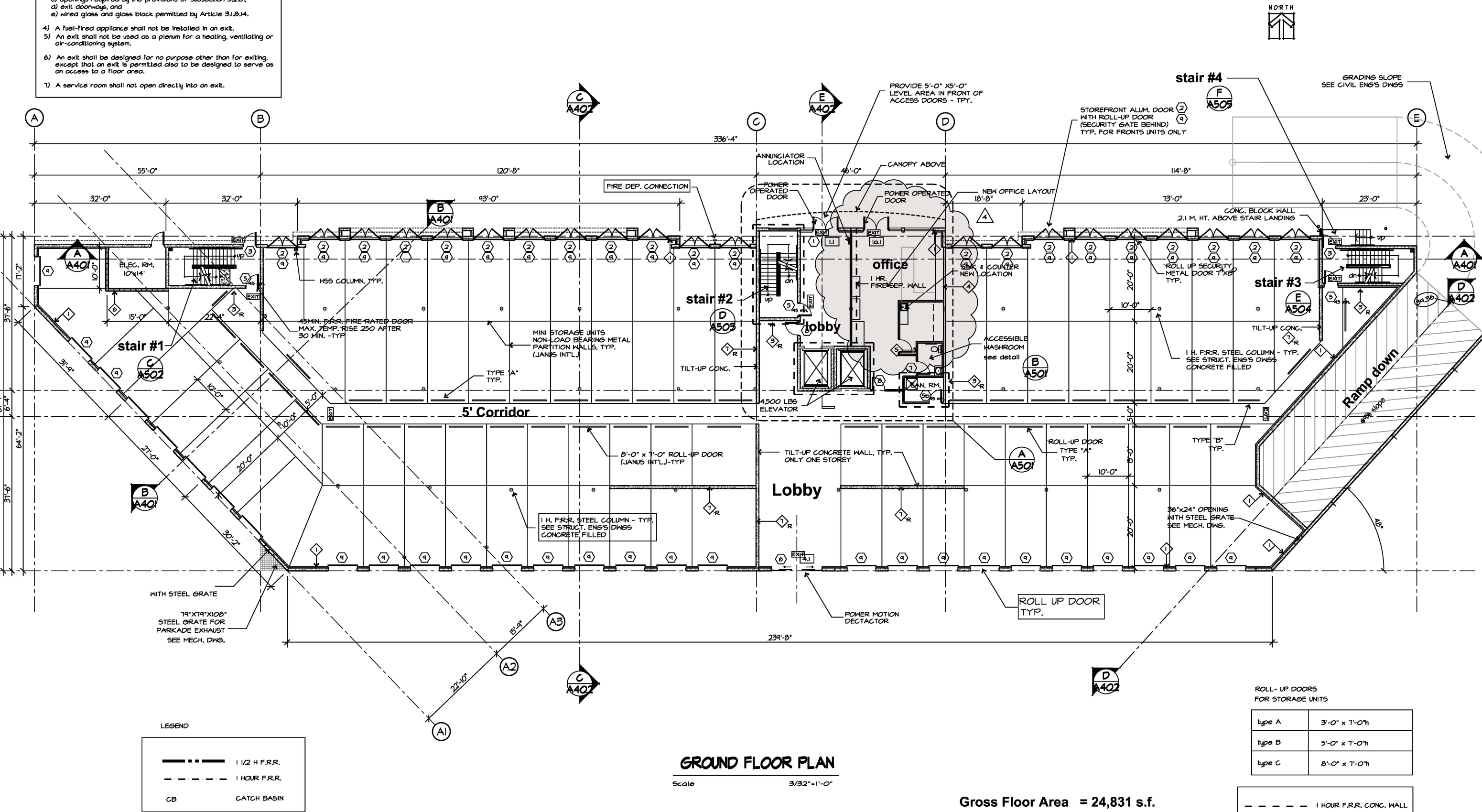
tel: (778) 671-0618
fax: (778) 671-0619

X:\JOB\16-1678_morgan_crossing_croydon_drive_bldg 1 Shell BP Revision 3.0 & 4th demising wall, 1st fl. office layout\16-1678_A2.g

NOTES:
3.4.4.4. -- Integrity of Exits :
 1) A fire separation that separates an exit from the remainder of the building shall have no openings except for
 a) standpipe and sprinkler piping,
 b) electrical wires and cables, totally enclosed in non-combustible raceways and non-combustible piping that serves only the exit,
 c) openings required by the provisions of Subsection 3.2.6.,
 d) exit doorways, and
 e) wired glass and glass block permitted by Article 3.1.B.14.
 4) A fuel-fired appliance shall not be installed in an exit.
 5) An exit shall not be used as a plenum for a heating, ventilating or air-conditioning system.
 6) An exit shall be designed for no purpose other than for exiting, except that an exit is permitted also to be designed to serve as an access to a floor area.
 7) A service room shall not open directly into an exit.

Development Variance Permit to reduce the total number of parking spaces from 57 to 15 for the mini-storage portion of the development.

Schedule A.2



GROUND FLOOR PLAN

Scale 3/32"=1'-0"

Gross Floor Area = 24,831 s.f.

Ground floor - mini-storage use encompasses entire floor area.

Rev.	Date	Description	Scale	As Noted	Drawing Title	Sheet
04	03-28-18	ISSUED FOR SHELL REVISION	As Noted		BLDG. 1_THIRD FLOOR PLAN	of
03	05-09-17	ISSUED FOR SHELL REVISION	JAN 2015		PROPOSED COMMERCIAL BUILDINGS	A202
02	06-18-15	ISSUED FOR BUILDING PERMIT			Bldg. 1_ 15336 31st Avenue	
01	11-25-14	ISSUED FOR D.P.			Surrey, BC	
01	15-1515					

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