

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0355-00

Planning Report Date: March 11, 2019

**PROPOSAL:**

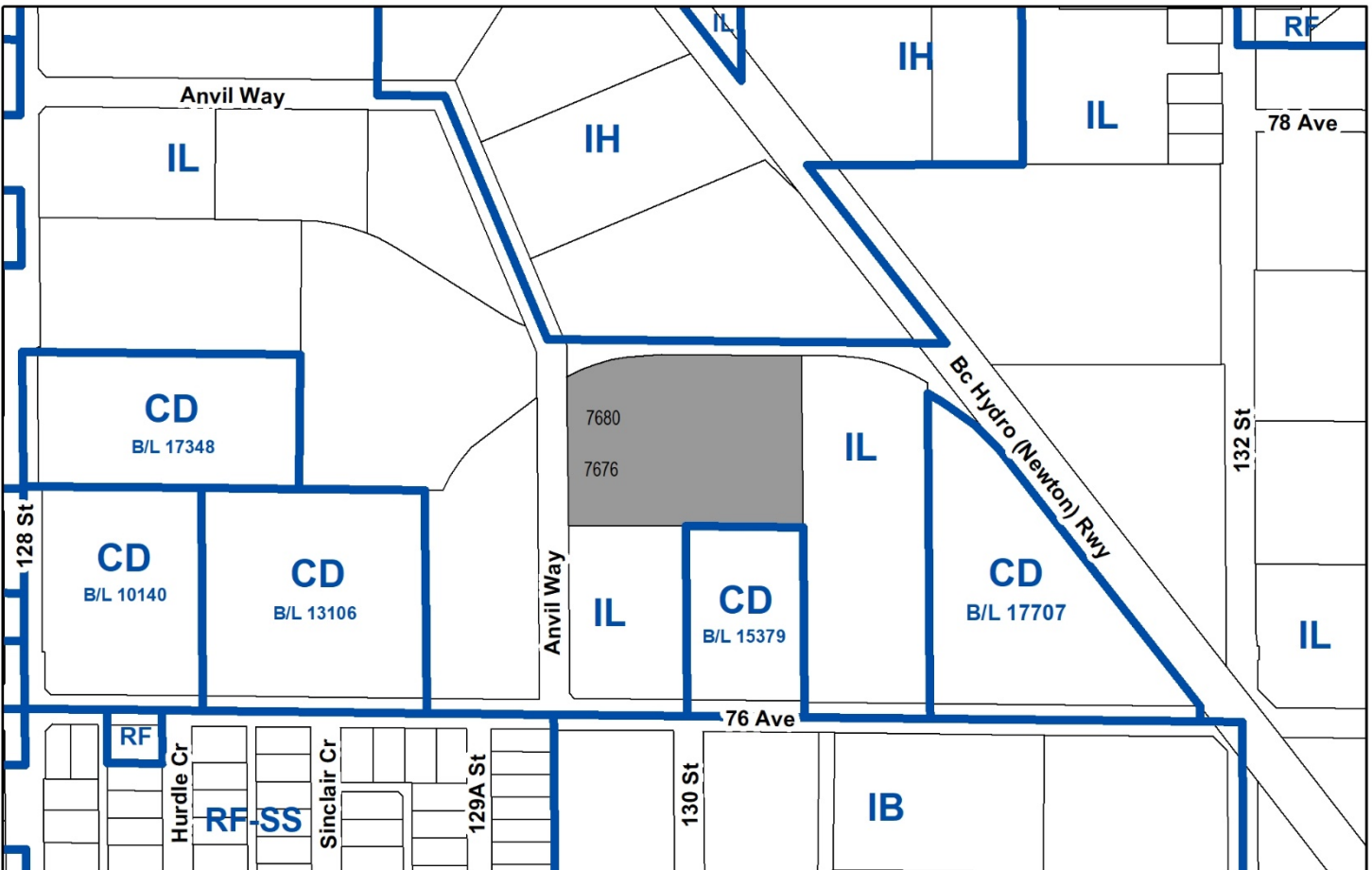
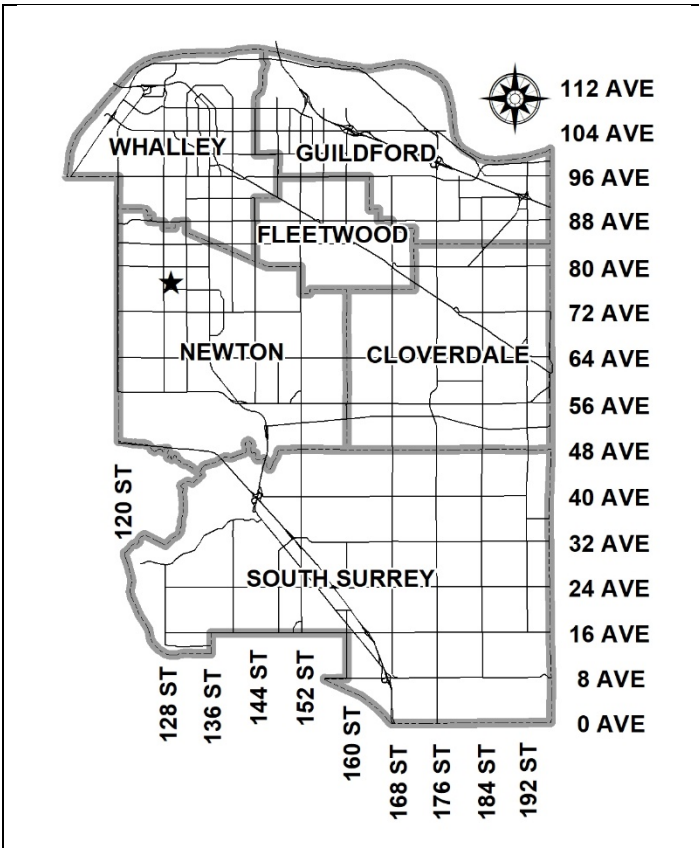
- Restrictive Covenant Amendment
- Development Variance Permit

to permit the development of a new industrial building.

**LOCATION:** 7680 - Anvil (129A Street) Way

**ZONING:** IL

**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.
- Approval to discharge Restrictive Covenant No. CA3026465, and registration of a new Restrictive Covenant for tree protection.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit (DVP) to reduce the rate at which parking for industrial floor area is calculated and to reduce the rear (east) and side yard (north) setbacks in order to allow the construction of a 1,213 square metre (13,059 sq. ft.) industrial warehouse building.
- The applicant proposes to amend an existing tree protection restrictive covenant to allow the construction of the industrial warehouse building.

### RATIONALE OF RECOMMENDATION

- Staff worked with the applicant to locate the proposed building outside of the existing tree protection covenant area and reviewed several alternate development options. The proposed location was chosen based on the existing site constraints, including truck turning movements, potential loss of existing truck loading bays, and costly seismic upgrades to the existing building if a different option were chosen.
- The applicant submitted a Parking Study which demonstrates that the proposed parking variance is reasonable given the existing demand for parking on-site and that the new industrial building will be used for warehouses purposes, which is not regarded as a parking intensive land use.
- Engineering (Transportation) staff reviewed the Parking Study submitted by the applicant and support the proposed reduction to the rate at which parking for industrial floor area is calculated.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0355-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (east) setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.);
  - (b) to reduce the minimum side yard (north) setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
  - (c) to reduce the rate at which parking is calculated for industrial floor area from 1.0 space per 100 square metres (1,075 sq. ft.) to 0.5 spaces per 100 square metres (1,075 sq. ft.).
2. Council approve discharge of the existing Tree Protection Restrictive Covenant No. CA3026465 and registration of a new Section 219 Restrictive Covenant for the purpose of tree retention.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (d) registration of a Section 219 Restrictive Covenant to require full parking requirements should the use change in the future.

## REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Warehouses.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant Southern Railway of BC lot and high-impact industrial business.	Industrial	IL/IH
East:	Light-impact industry.	Industrial	IL
South:	Light-impact industry.	Industrial	IL and CD (By-law No. 15379)
West (Across Anvil Way):	Light-impact industry.	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The subject property is designated "Industrial" in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)".
- The property is home to the head office of Fruiticana, a fresh fruit, vegetable and spices distributor distributing products in BC and Alberta.
- The applicant previously submitted a proposal under Development Application No. 7912-0177-00 to permit the construction of a second warehouse building on-site. As part of this proposal, the applicant was required to register a Restrictive Covenant for the purpose of tree retention to protect trees along Anvil Way and in the north east corner of the property. The trees at the north east corner of the property were identified as candidates for retention in recognition that Parks staff had identified the property to the north as a potential part of a future linear greenway/pedestrian corridor.

Current Proposal

- The subject site is currently being used for warehousing and limited office space ancillary to the industrial use, however, additional warehousing space is required. Therefore, a third building is proposed to be built on the north east portion of the site.
- The proposed third building will be 1,213 square metres (13,059 sq. ft.) in floor area, fully dedicated to warehousing with no floor area dedicated to office space.
- The proposed building is located within the tree protection area restrictive covenant that was registered as part of Development Application No. 7912-0177-00.

- Staff worked with and encouraged the applicant to find a solution that retained the trees and allowed for the required increased warehouse floor area. Several alternative development options were explored; however, they proved to be unfeasible due to impacts these options would have on existing operations, including on-site parking, truck loading bays, and required seismic upgrades to the existing building fronting Anvil Way.
- Consequently, the applicant wishes to proceed with the present proposal, as it achieves the required amount of floor area, does not impact existing parking, can accommodate all existing truck turning movements, and is separate from the other two buildings and therefore will not result in required upgrades to the existing buildings if the buildings were to be expanded.
- Parks staff confirmed that a future linear greenway/pedestrian corridor to the north is no longer being sought.
- In order to allow additional floor space in the third building, and therefore a more functional floor plan for the proposed warehouse building, the applicant is proposing a Development Variance Permit to reduce the rear (east) and side yard (north) setbacks of the IL Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).
- Under Development Application No. 7912-0177-00 to permit the construction of a second warehouse building on-site, the applicant was required to register a Restrictive Covenant for the purpose of tree retention to protect trees along Anvil Way and in the north east corner of the property. As part of this application the applicant proposes to discharge the existing Tree Protection Restrictive Covenant to allow for the construction of a third warehouse building in the north east corner of the property. A new Tree Protection Restrictive Covenant will be registered to protect the previously protected trees along Anvil Way.

#### DESIGN PROPOSAL AND REVIEW

- The proposed industrial building is not subject to a Development Permit for Form and Character because it is a new building that abuts land that is designated Industrial and is not visible from an arterial road or Provincial highway, as per the Official Community Plan (OCP) Development Permit Implementation Guidelines.
- The proposed warehouse building is one-storey and 17.9 metres (59 ft.) in height. The proposed building will not be visible from Anvil Way.

TREES

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

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	11	11	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Maple, Paperbark	10	0	10
Maple, Red	11	3	8
Gum, Sweet	4	0	4
<b>Coniferous Trees</b>			
Western Red Cedar	8	8	0
Cypress	3	0	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>36</b>	<b>11</b>	<b>25</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>4</b>	
<b>Total Retained and Replacement Trees</b>		<b>29</b>	
<b>Contribution to the Green City Fund</b>		<b>\$11,600</b>	

- The Arborist Assessment states that there are a total of thirty-six (36) protected trees on the site, excluding Alder and Cottonwood trees. Eleven (11) existing trees, approximately 23 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that twenty-five (25) 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of thirty-three (33) replacement trees on the site. Since only four (4) replacement trees can be accommodated on the site the deficit of twenty-nine (29) replacement trees will require a cash-in-lieu payment of \$11,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of twenty-nine (29) trees are proposed to be retained or replaced on the site with a contribution of \$11,600 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum rear yard (east) and the minimum side yard (north) setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).

## Applicant's Reasons:

- The variances are requested in order to achieve a functional floor layout and floor space for the proposed warehouse building.
- The unique shipping and receiving processes require a large space for truck maneuverability. The building is sited at zero lot line to maintain the tractor/trailer access to the two existing buildings while providing similar access to the proposed third building.

## Staff Comments:

- The adjacent site to the north is an abandoned railway line that is currently vacant. The adjacent site to the east can also construct a building at zero lot line. Therefore, the proposed building will have minimal impact on the adjacent properties.
- The 0.0 metre (0 ft.) rear yard and side yard setback will not create any potential CPTED concerns as there is no public access adjacent to these sides of the building.
- The proposed building will not be visible from Anvil Way or any other public access point.

## (b) Requested Variance:

- To reduce the rate at which parking is calculated for industrial floor area from 1.0 parking space per 100 square metres (1,075 sq. ft.) to 0.5 parking spaces per 100 square metres (1,075 sq. ft.).

## Applicant's Reasons:

- The applicant proposes to formalize parking for up to 87 spaces on-site.
- Following construction of the third building a maximum of 45 employees will be employed on-site over two separate shifts. With 87 stalls on-site the number of parking spaces far exceeds the demand generated by the employees.

## Staff Comments:

- Based on the total floor area of both the industrial floor area and office floor area, a total of 139 parking spaces are required on-site.

- A total of 46 parking spaces exist on-site and the applicant proposes to formalize parking for up to 87 spaces on-site meaning there would be a shortfall of 40 parking spaces.
- The applicant submitted a Parking Study in support of the proposed reduction to the rate at which parking is calculated for industrial floor area.
- The Parking Study concluded that for the existing uses there is sufficient parking provided on-site. Of the 46 parking spaces identified on-site, a maximum of 18 parking spaces were occupied at any one time during the Parking Study.
- Engineering (Transportation) staff reviewed the Parking Study submitted by the applicant and support the proposed reduction to the rate at which parking for industrial floor area is calculated.
- The applicant has agreed to register a Restrictive Covenant on title to require full parking requirements should the use of the site change in the future.

#### 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
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7918-0355-00

#### INFORMATION AVAILABLE ON FILE

- Parking Study Prepared by WSP Dated January 16, 2019.

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

KS/cm



APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		17,662 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		17,662 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)	60%	60%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	7.5 m	N/A
Rear	7.5 m	0 m
Side #1 (N)	7.5 m	0 m
Side #2 (S)	7.5 m	N/A
BUILDING HEIGHT (in metres/storeys)	18 m	17. 98 m
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		1,213 m <sup>2</sup>
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA		1,213 m <sup>2</sup>

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.67
FAR (net)		0.67
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	139	87
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	139	87
Number of accessible stalls	2	2
Number of small cars	30	7
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**SITE DATA:**

CIVIC ADDRESS: 7616 Anvil Way, Surrey, B.C.  
 LEGAL DESCRIPTION: LOT 1, SECTION 30, TOWNSHIP 3, RANGE, D1, PLAN LPM42860  
 EXISTING ZONING: LIGHT INDUSTRIAL (LI)  
 GROSS LOT AREA: 4.56 ACRES (193,440 sq.ft. ±) (17,643.2 x 11,023.2)

**BUILDING FOOTPRINTS:**

EXISTING BUILDING 1: 2,175 sq.ft. ± (1,467.2 sq.m)  
 EXISTING BUILDING 2 (incl. existing covered deck): 18,094 sq.ft. ± (1,668.0 sq.m)  
 PROPOSED BUILDING 2: 13,054 sq.ft. ± (1,214.4 sq.m)  
 TOTAL BUILDING FOOTPRINT: 33,323 sq.ft. ± (3,049.6 sq.m)  
 SITE COVERAGE (BOTH HANDS): 14,008 sq.ft. / 193,440 = 6.00%  
 P.A.R.: 14,008 FOOTPRINT + 14,220 EX. 2ND FLOOR + 19,014 = 47,242

**PROPOSED BUILDING 2 (ONLY) RETRACTION:** MHL  
 FRONT LOT LINE (WEST): 73' x (28' 0") WA  
 REAR (EAST): 73' x (28' 0") O (1' 0") VARIANCE REQUIRED  
 SIDE (NORTH): 73' x (28' 0") WA  
 SIDE (SOUTH): 73' x (28' 0") WA

HEIGHT: 35'0" (A-07) 1 MAX. 35'0"

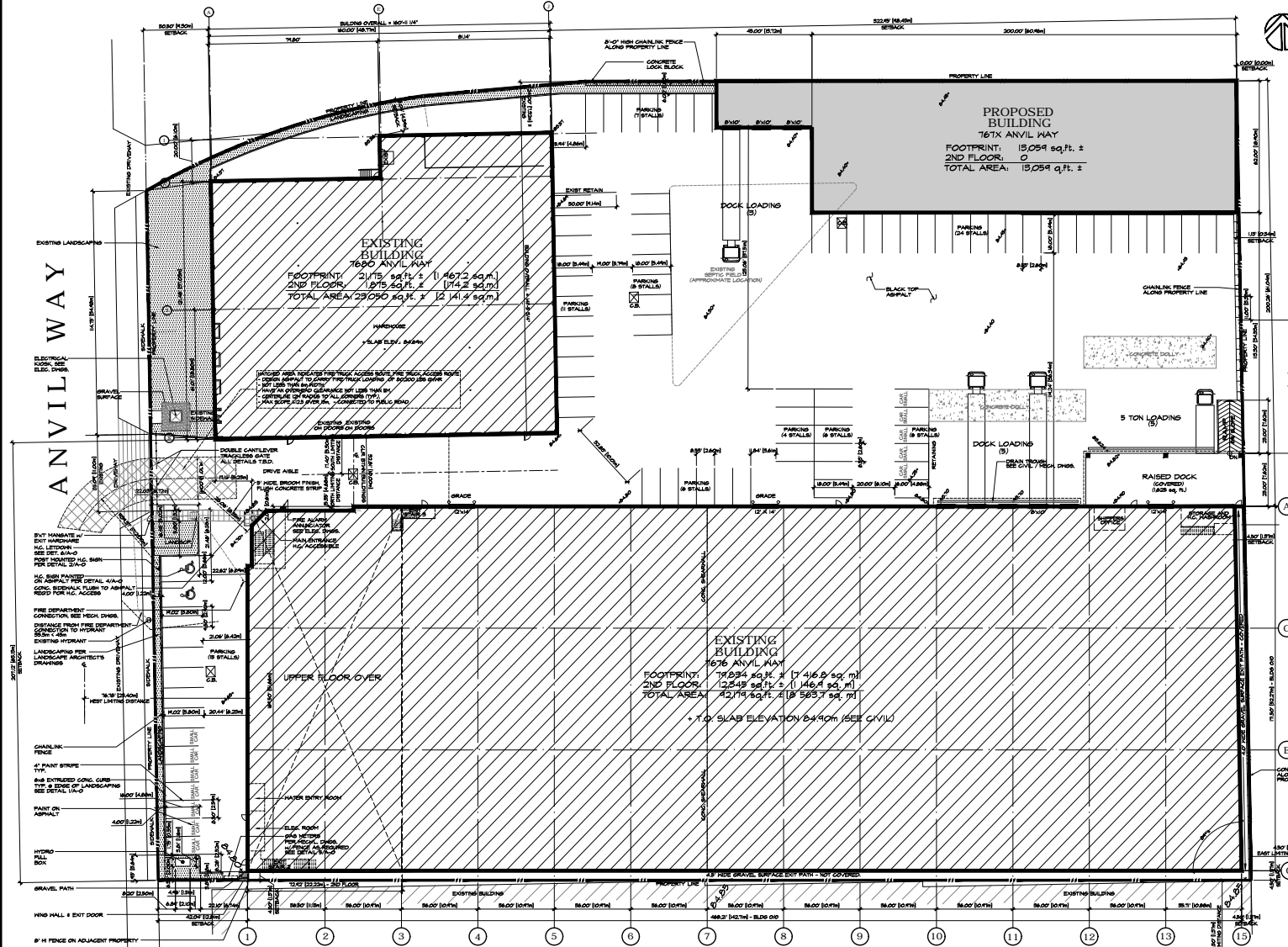
**PARKING REQUIRED:**

1st Floor - Warehouse parked at: 0.50 stalls per 1,075 sq.ft.  
 Existing Building 1: 21,175 sq.ft.  
 Existing Building 2: 79,834 sq.ft.  
 Existing Building 3: 13,060 sq.ft.  
 134,069 sq.ft.  
 33.1 Stalls Required - Warehouse

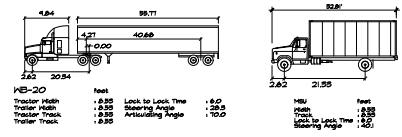
2nd Floor - Offices parked at: 2.50 stalls per 1,075 sq.ft.  
 Existing Building 1: 1,875 sq.ft.  
 Existing Building 2: 12,345 sq.ft.  
 Existing Building 3: 14,220 sq.ft.  
 33.1 Stalls Required - Office  
 66.3 Total Stalls required  
 87 Stalls provided

**CHIP BARETT ARCHITECT**  
 100-1000 BURNHAMTHORPE STREET, VANCOUVER, B.C. V3E 2Y9  
 TEL: (604) 607-9555 FAX: (604) 686-3364  
 EMAIL: CB@CHIPBARETTARCHITECT.COM

**D.FORGE DESIGN INC.**  
 IN ASSOCIATION WITH  
 5525 272ND STREET, LANSLEY, B.C. V4W 1P1  
 TEL: (604) 607-9555 FAX: (604) 686-3364  
 EMAIL: DFORGE@DFORGEDESIGN.COM



1 SITE PLAN  
 SCALE: 1" = 20'-0"



CFIA APPROVALS (IF REQUIRED) ARE RESPONSIBILITY OF THE OWNER.

TAC 1999 WB-20

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PROJECT MANAGERS / CONTRACTORS:

**RAM**

RAM CONSTRUCTION INC.  
 781 108 St. Surrey, B.C. V3V 4E7  
 Phone: 604-591-6266

PROJECT PROPOSED:  
**BUILDING 3**  
 FOR  
**581947 BC LTD.**  
 7616 ANVIL WAY, SURREY, B.C.  
 DRAWING

**SITE PLAN**

DATE	JOB NO. (DP)	DRAWN
NO.	DATE	DESCRIPTION
1	OCT 6, 11	CLIENT REVIEW
2	FEB 15, 19	PARKING CALCUS REVISD
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PROJECT - DRAWING NUMBER: **A-1** REV: **2**

INTER-OFFICE MEMO

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

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

DATE: **Feb 22, 2019** PROJECT FILE: **7818-0355-00  
(Supercedes Feb.14/19)**

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RE: **Engineering Requirements (Industrial)  
Location: 7676/80 Anvil (129A St) Way**

**RESTRICTIVE COVENANT (RC) AMENDMENT**

The following conditions are associated with the proposed RC Amendment to remove a no-build/tree protection area but can be addressed through Building Permit Process prior to the issuance of the Building Permit.

- The additional drainage flows must be managed entirely on the property with no uncontrolled runoff onto neighbouring properties. All runoff is to be directed to the existing onsite drainage system and the existing storm service connection. These items should be addressed through appropriate Lot Grading and reviewed by the City building department.
- Provide additional on-site detention as the detention calculations provided under project 7812-0177-00 did not account for the entire site area and are to be include the no-build/tree protection area. Maintain the existing detention and flow control parameters on the site as determined under project 7812-0177-00. Submit revised detention calculations.
- Amend the existing detention RC on title to account for the required additional detention requirements.

A Servicing Agreement is not required prior to RC Amendment as the off-site works and services fronting the site were completed previously under Servicing Agreement 7812-0177-00. However, a processing fee of \$1,627.50 (GST included) is required to administer the storm water detention review and associated legal document requirements.

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Variance Permit to reduce rear (east) and side (north) setbacks and to reduce the required parking spaces calculation rate from 1.0 parking space per 100 square metres to 0.5 parking spaces per 100 square metres (updated). The City transportation department supports the reduced parking as the provided parking study indicated lower than typical parking demand for the business/industrial use of the site.



Tommy Buchmann, P.Eng.  
Acting Development Services Manager  
HB4

## Tree Preservation Summary

Surrey Project No: 18-0355-00


Address: 7676-Anvil Way

Registered Arborist: Tim Vandenberg, ISA Certified Arborist

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	47
<b>Protected Trees to be Removed</b>	22
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	25
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 11 X one (1) = 11  - All other Trees Requiring 2 to 1 Replacement Ratio 11 X two (2) = 22	33
<b>Replacement Trees Proposed</b>	4
<b>Replacement Trees in Deficit</b>	29
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

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

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

Signature of Arborist: 	Date: March 1, 2019
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ANVIL WAY

40 PLAN 35187

RT-7 RT-8 RT-9 RT-10 RT-11 RT-12 RT-13 RT-14 RT-15

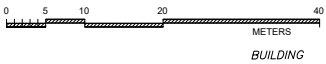
EXISTING BUILDING  
7680 ANVIL WAY

PROPOSED BUILDING  
767X ANVIL WAY

PLAN LMP 42360

EXISTING BUILDING  
7676 ANVIL WAY

36  
PLAN 33077



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- TO BE RETAINED - BY-LAW PROTECTED REPLACEMENT TREE FROM PROJECT # - PR12-0177
- TO BE REMOVED - BY-LAW PROTECTED REPLACEMENT TREE FROM PROJECT # - PR12-0177
- MINIMUM NO DISTURBANCE ZONE

STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
VEGETATION CONSULTANTS

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

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PROJECT TITLE  
**7676 ANVIL WAY**  
SURREY, B.C.

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

CLIENT  
DATE  
JULY 24, 2018

DRAWN  
SGL  
SCALE  
AS SHOWN  
DATE  
JULY 24, 2018

**T-1**  
SHEET 1 OF 2



ANVIL WAY

40 PLAN 35187

RT-7 RT-8 RT-9 RT-10 RT-11 RT-12

EXISTING BUILDING  
7880 ANVIL WAY

PROPOSED BUILDING  
767X ANVIL WAY

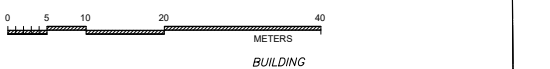
EXISTING BUILDING  
7676 ANVIL WAY

PLAN 42360

36  
PLAN 33077





EXISTING BUILDING  
7676 ANVIL WAY

UPPER FLOOR OVER





NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.  
NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.  
NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

**LEGEND**

-  TREE TO BE RETAINED
-  TO BE RETAINED - BY-LAW PROTECTED REPLACEMENT TREE FROM PROJECT # - PR12-0177
-  MINIMUM NO DISTURBANCE ZONE
-  TREE PROTECTION FENCING

**REPLACEMENT TREE**

-  4 - *Carpinus betulus* 'Frans Fontaine'
-  Frans Fontaine Hornbeam - 5 cm cal

STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3V 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

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PROJECT TITLE  
**7676 ANVIL WAY,**  
**SURREY, B.C.**

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**

CLIENT \_\_\_\_\_

DATE  
JULY 31, 2018

DRAWN  
SGL

SCALE  
AS SHOWN

**T-2**  
SHEET 2 OF 2



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7918-0355-00

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: 024-537-241  
Lot 1 Section 20 Township 2 New Westminster District Plan LMP42360  
7680 - Anvil (129A Street) Way

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Part 48, Section F. Yards and Setbacks of "Light Impact Industrial Zone (IL)", the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.);
  - (b) In Part 48, Section F. Yards and Setbacks of "Light Impact Industrial Zone (IL)", the minimum side yard (north) setback is reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
  - (c) In Section C, Table C.1 Number of Off-Street Parking Spaces, of Part 5 Off-Street Parking and Loading/Unloading, the required number of parking spaces for industrial floor area shall be reduced from 1.0 space per 100 square metres (1,075 sq. ft.) to 0.5 spaces per 100 square metres (1,075 sq. ft.).

4. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on 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

**SITE DATA:**

CIVIC ADDRESS: 1616 Anvil Way, Surrey, B.C.  
 LEGAL DESCRIPTION: LOT 1, SECTION 30, TOWNSHIP 2, RANGE, D1, PLAN L1442360  
 EXISTING ZONING: LIGHT INDUSTRIAL (LI)  
 GROSS LOT AREA: 4.56 ACRES (193,414 sq. ft.) (17,662.3 x 11,013.2)

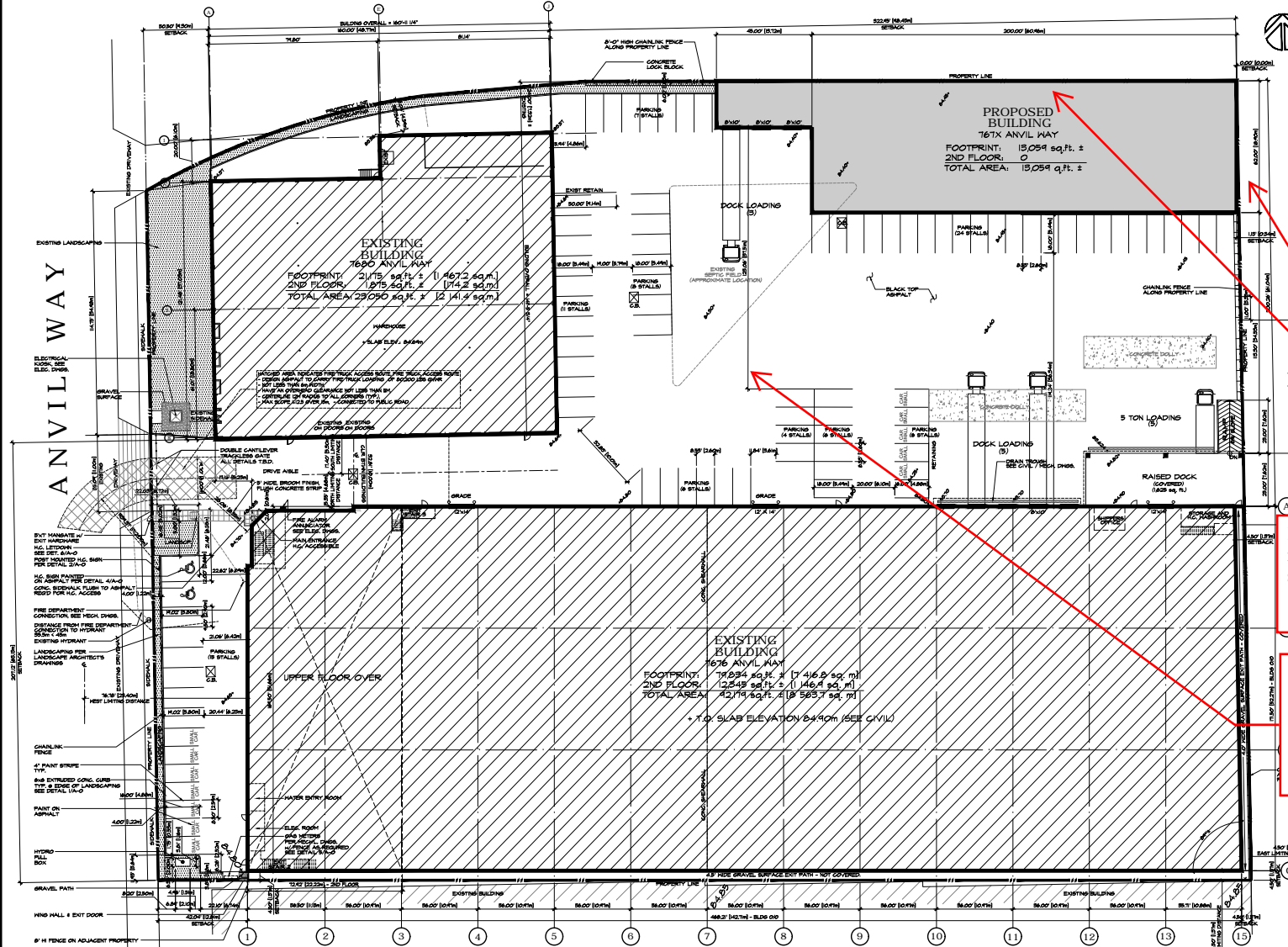
**BUILDING FOOTPRINTS:**  
 EXISTING BUILDING 1: 21,175 sq. ft. (1,467.2 x 14,432.0)  
 EXISTING BUILDING 2 (not including covered deck): 79,834 sq. ft. (1,148.8 x 69,584.0)  
 PROPOSED BUILDING 3: 13,060 sq. ft. (1,148.8 x 11,416.0)  
 TOTAL BUILDING FOOTPRINT: 114,069 sq. ft. (1,364.8 x 83,642.0)  
 SITE COVERAGE (SOB+ HAV): 14,068 / 193,414 = 7.28%  
 P.A.R.: 14,068 FOOTPRINT + 14,220 DECK AND FLOORS / 193,414 = 7.34%

**PROPOSED BUILDING 2 (ONLY) SETBACKS:** MIN. PROPOSED FRONT LOT LINE (WEST): 7.5 m (24.0') MIN. REAR SETBACK: 7.5 m (24.0') SIDE (NORTH): 7.5 m (24.0') SIDE (SOUTH): 7.5 m (24.0')

**HEIGHT:** 15.0M (49.0') MAX. 15.0M

**PARKING REQUIRED:**  
 1st Floor - Warehouse parked at: 0.50 stalls per 1,075 sq. ft.  
 Existing Building 1: 21,175 sq. ft.  
 Existing Building 2: 79,834 sq. ft.  
 Proposed Building 3: 13,060 sq. ft.  
 53.1 Stalls Required - Warehouse  
 2nd Floor - Offices parked at: 2.50 stalls per 1,075 sq. ft.  
 Existing Building 1: 1,875 sq. ft.  
 Existing Building 2: 12,845 sq. ft.  
 Proposed Building 3: 14,220 sq. ft.  
 33.1 Stalls Required - Office  
 86.3 Total Stalls required  
 87 Stalls provided

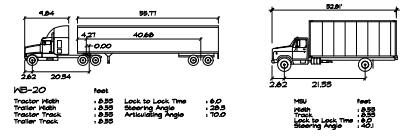
**CHIP BARETT ARCHITECT**  
 100-10000 152 ST. SURREY, B.C. V3R 1G9  
 TEL: (604) 607-9688 FAX: (604) 856-3384  
 CBBAC REG. NO. 12345  
 IN ASSOCIATION WITH  
**D.FORGE DESIGN INC.**  
 5825 272ND STREET, LANSLEY, B.C. V4W 1P1  
 TEL: (604) 607-9688 FAX: (604) 856-3384  
 CBBAC REG. NO. 12345



Proposed variance to reduce the minimum rear yard setback and side yard setback from 7.5 metres (25 ft.) to 0.0 metres (0 ft.)

Proposed variance to reduce the required number of parking spaces for industrial floor area from 1.0 space per 100 square metres (1,075 sq. ft.) to 0.5 spaces per 100 square metres (1,075 sq. ft.).

**SITE PLAN**  
 SCALE: 1" = 20'-0"



CFIA APPROVALS (IF REQUIRED) ARE RESPONSIBILITY OF THE OWNER.

TAC 1999 WB-20

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**PROJECT MANAGERS / CONTRACTORS:**  
**RAM**  
 RAM CONSTRUCTION INC.  
 781 108 St. Surrey, B.C. V3V 4V7  
 Phone: 604-591-6349

PROJECT PROPOSED:  
**BUILDING 3**  
 FOR  
**581947 BC LTD.**  
 7616 ANVIL WAY, SURREY, B.C.  
 DRAWING

**SITE PLAN**

DATE:	JAN 11 2011	DRAWN:	DP
FOR NO. OF:	1	DESIGNED:	
CHECKED:		DATE:	
PROJECT - DRAWING NUMBER:		REV.	
		<b>A-1</b>	2