

Project Data for 10555 64 Avenue and Unaddressed Property P.I.D. # 000-985-112

Owner & Applicant	Overland Capital Canada Inc.	
Application Date	February 3, 2020	
Revised application received	March 3, 2025	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	Agricultural	No change
Greater Vancouver Sewer and Drainage District	Outside of Fraser Sewerage Area	No change
OCP Designation:	A Agricultural	No change
Zoning	Agriculture (A1) Zone	Agriculture Product Management (A4) Zone
Development Permit Area	Streamside Protection and Enhancement Area	No change
No. of Lots	2	1
Lot Area	10555 64 Avenue: 3.6 ha (8.9 ac) P.I.D. # 000-985-112: 2.4 ha (5.9 ac) Total: 6.0 ha (14.8 ac)	5.95 ha (14.7 ac)  Road dedication: 466 m <sup>2</sup> (5,016 ft <sup>2</sup> )
<b>Proposed Buildings</b>	<b>Area</b>	
Floor Area	Cold Storage Food processing Operations and office Total	19,550 m <sup>2</sup> (210,434 ft <sup>2</sup> ) 5,990 m <sup>2</sup> (64,476 ft <sup>2</sup> ) 1,727 m <sup>2</sup> (18,589 ft <sup>2</sup> ) 27,267 m <sup>2</sup> (293,500 ft <sup>2</sup> )
Floor Space Ratio	N/A	0.46
Site Coverage	N/A	44.6%
Total impermeable area (buildings, driveways, parking and loading)	N/A	36,570 m <sup>2</sup> (393,636 ft <sup>2</sup> ) 61%
Maximum Building Height to mid-roof or top of a flat roof	Not defined	15 m (49 ft) measured from minimum flood protection elevation of 2.9 m (9.5 ft)
Front Setback	7.5 m (24.6 ft)	107 m (351 ft)
Side Setback	15 m (49 ft)	18 m (59 ft)
Rear Setback	15 m (49 ft)	33.5 m (110 ft)

<b>Variances</b>	<b>Required (A4 Zone)</b>	<b>Proposed</b>
Zoning Bylaw: Section 8.4.2 Parking  Cold storage warehousing; low impact industry  Office  Total	139  20  160 spaces, including 3 standard accessible parking spaces and 3 van accessible parking spaces	133 spaces, including 3 standard accessible parking spaces and 3 van accessible parking spaces
<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<u>Total Trees: 8</u> 3 on-site and 5 off-site 0 municipal trees  <u>Trees to be Removed: 3</u> 3 on-site and 0 off-site  <u>Trees to be Retained: 5</u> 0 on-site and 5 off-site	<u>Replacement:</u> 7 trees	<u>Replacement:</u> 68 trees to be planted  <u>Replacement Security:</u> \$34,000 plus amount identified in an accepted landscape estimate  <u>Retention Security:</u> \$12,500
<b>Street Trees</b>	<b>Required</b>	<b>Proposed</b>
One tree for every 9 m (30 ft) of street abutting the property	\$5,200 cash-in-lieu for 10 street trees (\$520 per tree)	\$5,200