

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0038-00

Planning Report Date: June 13, 2022

PROPOSAL:

- **Detailed Development Permit**

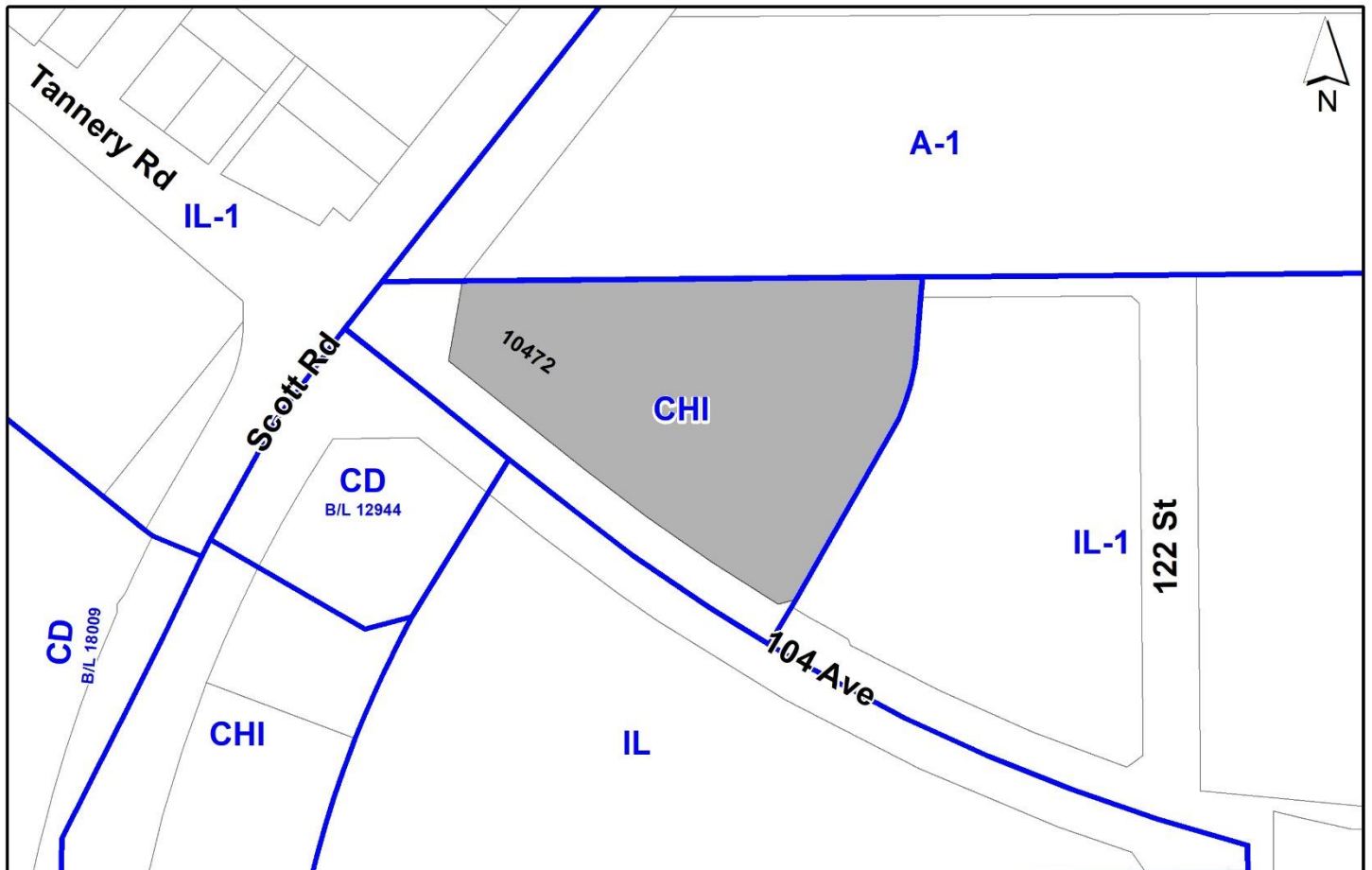
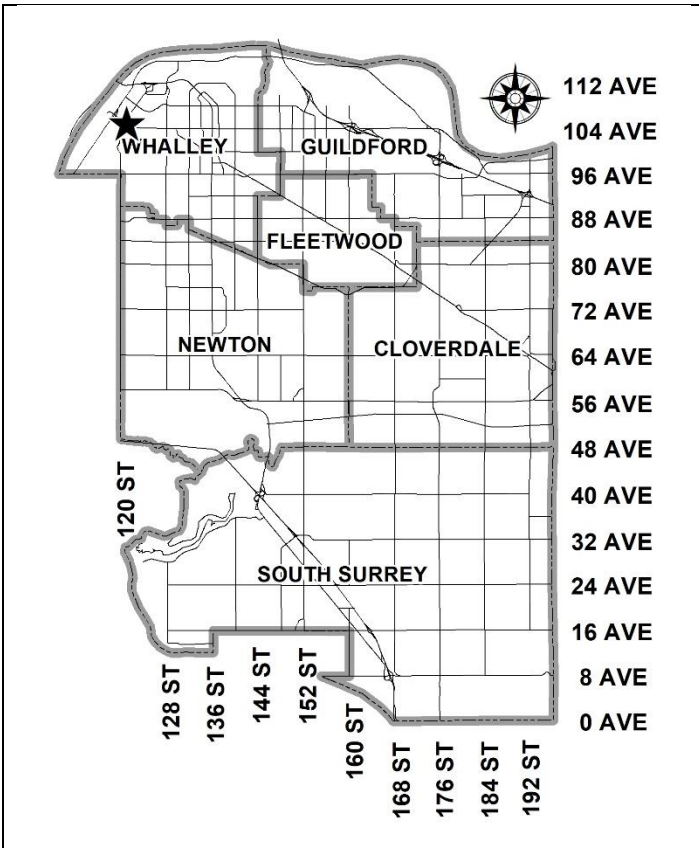
to permit the construction of a 5,400 square metre commercial building.

LOCATION: 10472 - Scott Road

ZONING: CHI

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- Approval to draft Detailed Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit guidelines in the OCP for Form and Character.
- The proposal complies with the General Development Permit issued by Council on March 28, 2022, as part of Development Application No. 7918-0281-00.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Detailed Development Permit No. 7922-0038-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) registration of an updated (as required) Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future Owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant lot, approved for a 2 storey building under Development Application No. 7918-0281-00	Highway Commercial	CHI
North :	Truck Parking	Business Park, Highway Commercial and Parks and Open Spaces	A-1

Direction	Existing Use	NCP Designation	Existing Zone
East :	Truck Parking	Business Park	IL-1
South (Across 104 Ave):	Truck parking site (under Application No. 7922-0170 to allow two industrial buildings, pre-Council), existing gas station and convenience store	Highway Commercial and Parks and Open Spaces	IL and CD (Bylaw No. 12944)
West (Across Scott Road):	Various automotive service uses.	Light Industrial Business Park and Open Spaces	IL-1

Context & Background

- The subject property, located at 10472 Scott Road, is approximately 1.49 hectares in area.
- The property is designated “Mixed Employment” in the Official Community Plan (OCP), “Highway Commercial” in the South Westminster NCP, and is currently zoned “Highway Commercial Industrial Zone (CHI)”.
- On March 28, 2022, Council granted Final Adoption to Development Application No. 7918-0281-00 on the subject property, which included the following:
 - An amendment to the South Westminster Neighbourhood Concept Plan (NCP) from "Business Park" to "Highway Commercial" for a portion of the site;
 - A rezoning from "Light Impact Industrial 1 Zone (IL-1)" to "Highway Commercial Industrial Zone (CHI)"; and
 - A General Development Permit (DP) for Form and Character and Hazard Lands (Flood Prone Areas) to allow for a two-storey multi-tenant warehouse building.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a Detailed Development Permit (DP) to allow for the construction of a 5,400-square metre commercial building with surface parking.
- The proposal is consistent with General Development Permit No. 7918-0281-00 and complies fully with the CHI zoning.

- Specific details on the development proposal are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	14,889.7 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	14,889.7 square metres
Number of Lots:	1
Building Height:	8.9 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	0.37
Floor Area	
Residential:	N/A
Commercial:	5,400 square metres
Total:	5,400 square metres

Referrals

Engineering:	The Engineering Department has no objection to the project. Applicant must fulfill the requirements of the Servicing Agreement of 7818-0281-00 for final occupancy (Appendix II).
Parks, Recreation & Culture	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval from MOTI is granted for one year.
Surrey Fire Department:	No concerns.

Transportation Considerations

- The proposed commercial building will have surface parking accessed via two driveways on 104 Avenue. The eastern driveway will be restricted to right-in/right-out/left-in access to and from 104 Avenue. The westerly driveway will be median-restricted and, therefore limited to right-in/right-out vehicle access.
- The eastern driveway will be a shared driveway with the property to the immediate east at 12175 - 104 Avenue. An access easement for shared driveway access was registered on title, as part of Development Application No. 7918-0281-00, in order to secure this driveway access arrangement.
- In the future, the primary full movement access point to/from the property will be from 122 Street and 104 Avenue which is intended to be signalized. As such, the site plan includes notation, at the northern boundary of the property, that shows the location of a potential future access point to/from 122 Street through the unopened dedicated lane along the northern boundary of 12175 - 104 Avenue.

- The subject property is located along the Scott Road / 120 Street Frequent Transit Network (FTN) and located within approximately 50 metres of an existing bus stop. Furthermore, the subject site is located 1.6 kilometers north of the Scott Road Skytrain Station.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “Mixed Employment” designation under the Metro Vancouver Regional Growth Strategy.

Official Community Plan

- The proposal complies with the “Mixed Employment” designation under the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The proposal complies with the “Highway Commercial” designation in the South Westminster Neighborhood Concept Plan (NCP).

Public Art Policy

- A Section 219 Restrictive Covenant to address the City’s needs with respect to the City’s Public Art Policy was registered on the subject property as part of Development Application No. 7918-0281-00.

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on the subject property on May 4, 2022. At the time of writing this report, staff did not receive any responses from the public.

DEVELOPMENT PERMITS

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the property is within the 200-year floodplain of the Fraser River. A Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions, which was issued by Council through Development Application No. 7918-0281-00.

- The previous application (Development Application No. 7918-0281-00) prepared the site by substantially preloading the property.
- A Geotechnical Investigation report, prepared by Zakar Okunev and Kevin Bodnar, *P. Eng.*, of GeoPacific Consultants Ltd. and dated October 21, 2019, was reviewed by staff and found to address the OCP guidelines for hazard lands, as part of the previous application (Development Application No. 7918-0281-00).
- The study investigated issues related to flooding to determine the feasibility of development the site and proposing recommendations to mitigate potential hazards.
- A minimum flood plain elevation of approximately 4.6 metres geodetic is required. The applicant is proposing a main floor elevation of 4.6 metres geodetic elevation, which is at the minimum flood plain level.
- A Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion was registered on title as part of the previous Development Application No. 7918-0281-00. Staff will confirm any necessary updates to this document if required prior to Development Permit issuance.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the South Westminster Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Westminster Neighbourhood Concept Plan (NCP).
- The proposed building is consistent with the General Development Permit (No. 7918-0281-00).
- The applicant has worked with staff to further refine the general guidelines envisioned in the General Development Permit (No. 7918-0281-00) in order to ensure an attractive streetscape and reflect an urban public realm.
- As the application is consistent with the approved General Development Permit and has been deemed by staff to be generally acceptable in terms of form, design and character, no referral to the Advisory Design Panel (ADP) was required.
- The proposed building is two-stories with a total height of 8.9 metres (30 ft.)
- The applicant anticipates that display and warehouse uses will occupy the ground-floor with office-uses on the second-floor of the proposed building.

- The proposed building will be constructed of tilt-up concrete panels with composite panel accent elements. The front entries and southwest corner of the proposed building includes significant glazing, especially along 104 Avenue. The northern building façade includes metal cladding materials as well as at-grade loading bays. Overall, the proposed building reflects an urban and contemporary building form with a flat roof.
- Overall, the proposed commercial building is consistent with development in the South Westminster NCP area and maintains a high standard in terms of form, design and character of future commercial buildings within the surrounding area.
- The proposal fully complies with the CHI zoning of the property.

Landscaping

- The proposed landscaping is generally in keeping with General Development Permit No. 7918-0281-00 and includes an on-site pedestrian connection that extends from the intersection of Scott Road and 104 Avenue to the southwest corner of the proposed building.
- The pedestrian sidewalk is integrated into tiered landscaping in order to address grade changes on-site with a mixture of low-level plants and shrubs.

TREES

- As noted in the initial Development Application No. 7918-0281-00, the subject property is currently devoid of trees and hence an Arborist Assessment was not required as part of this application.
- The new trees on the site will consist of a variety of trees including Armstrong Maple, Autumn Blaze Maple, White Ash, Pacific Crabapple, Hungarian Oak, Garry Oak and Oregon Ash.
- In summary, a total of fifty-one (51) trees are proposed to be installed on the subject property, thereby exceeding the City requirements. No contribution to the Green City Program is required as part of this development application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II. Engineering Summary

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

JT/cm

ISSUE DATE: OCTOBER 2, 2020

SHEET LIST

ARCHITECTURE	CIVIL	LANDSCAPE
A00 COVER	1 LOCATION PLAN AND GENERAL NOTES	L1 OVERALL LANDSCAPE PLAN
A01 GENERAL NOTES & PROJECT DATA	2 SITE GRADING PLAN	L1.1 LANDSCAPE PLAN ENLARGEMENT AND NOTES
A02 CONTEXT PLAN	3 SITE SERVICING PLAN	L1.2 LANDSCAPE PLAN ENLARGEMENT
A03 PERSPECTIVES		L1.3 LANDSCAPE PLAN ENLARGEMENT
A10 SITE PLAN		L2 DETAIL AND NOTES
A11 SITE BASE PLAN		L2.1 DETAILS
A12 FIRE DEPARTMENT SITE PLAN		
A13 SITE DETAILS		
A21 MAIN FLOOR		
A22 ROOF PLAN		
A31 BUILDING ELEVATIONS		
A32 BUILDING SECTIONS		

KRAHN PROJECT No. 210199-A

PROJECT TEAM

ARCHITECT OF RECORD

LARRY PODHORA ARCHITECTURE INC.
1457 HOWCREST ROAD
NORTH SAANICH, BC V8L 3K1
EMAIL: LARRY@KRAHN.COM
PRINCIPAL IN CHARGE: LARRY PODHORA

BUILDING DESIGN

KL TECH ENGINEERING LTD.
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ABBOTSFORD, BC V2S 3E8
PHONE: (604) 853-8831
EMAIL: CURTIS@KRAHN.COM
PROJECT MANAGER: CURTIS GREY
TECH LEAD: BLAKE WHITE

CIVIL

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PHONE: (604) 592-3777
PROJECT MANAGER: SEAN COSTELLO

LANDSCAPE

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EMAIL: JESSICA@KRAHN.COM
PROJECT MANAGER: JESSICA THIESSEN

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 10472 SCOTT ROAD, SURREY, BC
LEGAL ADDRESS: LOT 1 SECTION 19 BLOCK 5 NORTH RANGE 2 WEST NND PLAN BOP1785
BUILDING USE: MEDIUM HAZARD INDUSTRIAL
GROSS BUILDING AREA: 5,400.52 m² 58,130.74 ft²

ZONING BYLAW ANALYSIS CITY OF SURREY

1. **ZONING:** CH - HIGHWAY COMMERCIAL INDUSTRIAL
2. **SITE AREA:** 14,889.69 m² | 1.49 hectare | 160,271.31 ft² | 3.68 acres

3. SITE COVERAGE & BUILDING AREAS:					
BUILDING FOOTPRINT AREA CALCULATIONS					
SITE AREA	PROP. SITE COVERAGE	BUILDING AREA	MAXIMUM SITE COVERAGE		
SO M	SO FT	SO M	SO M	SO FT	%
14,889.69	160,271.31	5,400.52	5,475.84	58,939.30	36.71%
			7,444.85	80,135.66	

4. BUILDING OVERHANGS INCLUDED FOR LOT COVERAGE CALCULATIONS					
GROSS FLOOR AREA CALCULATIONS					
LEVEL	OCCUPANCY	FLOOR AREA			
		SO M	SO FT		
MAIN FLOOR	D	224.92	2,398.66		
MAIN FLOOR	F2	5,166.60	55,602.08		
TOTAL		5,400.52	58,130.74		

5. F.A.R. CALCULATIONS					
BUILDING AREA	PROPOSED F.A.R.	ALLOWABLE F.A.R.			
SO FT	SO M	F.A.R.			
58,939.30	5,475.84	0.37	1.00		

6. BUILDING HEIGHT:					
MAXIMUM HEIGHT					
PROPOSED HEIGHT:					
8.9m (29.20')					
8.9m (29.20')					

7. REQUIRED SETBACKS:					
	REQUIRED	PROVIDED			
FRONT YARD (WEST):	7.5m (24.61')	14.3m (46.90')			
SIDE YARD (SOUTH):	7.5m (24.61')	11.8m (38.70')			
SIDE YARD (NORTH):	0.0m (0.0')	0.3m (1.00')			
REAR YARD (EAST):	7.5m (24.61')	20.3m (66.61')			

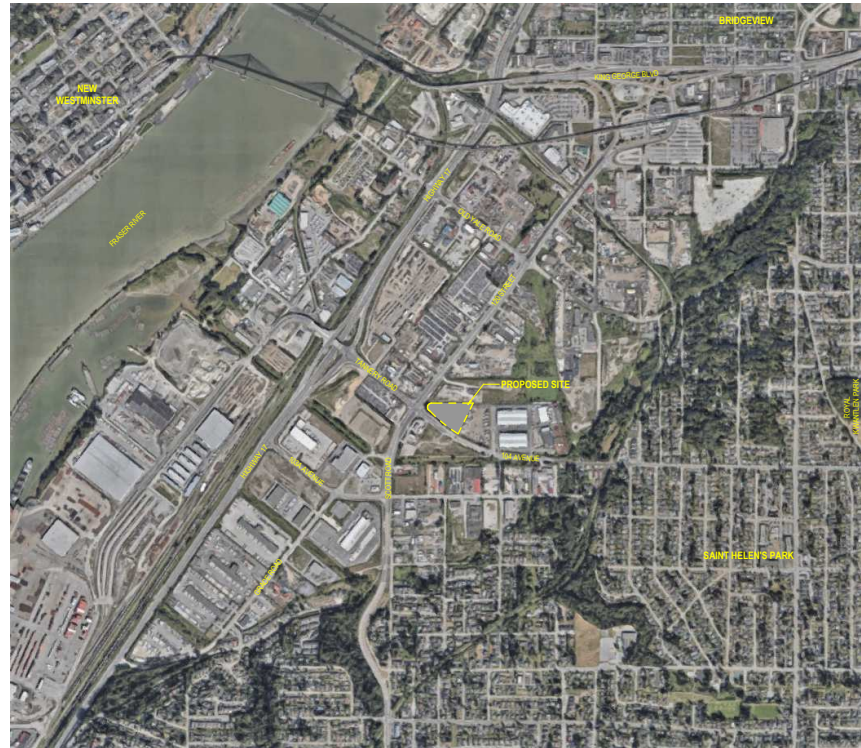
8. **LANDSCAPING REQUIREMENTS:** LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH SECTION 111

7. **VEHICLE PARKING AND LOADING:** REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

LEVEL	PARKING CLASSIFICATION	BY-LAW DEFINITION USED	CALCULATION METHOD	LOCAL BY-LAW REQUIREMENTS		
				GROSS AREA SO M	SPACES/AREA (SM)	SPACES REQUIRED
MAIN FLOOR	OFFICE	OFFICE USE	3.5 SPACES PER 100m ²	194.40	5.59	5.9
MAIN FLOOR	PAINTING	PAINTING & BODY WORK	3 SPACES PER 100m ²	639.84	6.87	19.2
MAIN FLOOR	SERVICE	AUTOMOTIVE SERVICE	1 SPACES PER BAY + 1 SPACE PER WASH BAY	1,305.30	41.28	44.0
MAIN FLOOR	WAREHOUSE	INDUSTRY - LIGHT IMPACT	1 SPACE PER 100m ²	650.46	7.42	8.9
TOTAL PARKING SPACES REQUIRED:				5,400.52	58,130.74	96.0

VEHICLE PARKING PROVIDED		
PARKING TYPE	No. of SPACES	
ACCESSIBLE PARKING	2	
SMALL CAR PARKING	8	
STANDARD PARKING	16	
TOTAL PARKING SPACES PROVIDED:	26	

8. STALL DIMENSIONS:			
STANDARD STALL DIMENSIONS:	2.75m (9.02'W)	5.50m (18.04'L)	
ACCESSIBLE STALL DIMENSIONS:	3.40m (11.15'W)	5.50m (18.04'L)	
SMALL CAR STALL DIMENSIONS:	2.75m (9.02'W)	4.50m (14.77'L)	
DRIVE AISLE WIDTH: 6.70m (21.98') @ 90° (TWO WAY)			
LOADING CALCULATION:			
TOTAL LOADING SPACES REQUIRED	17		
LOADING SPACES PROVIDED	17		
LOADING DIMENSIONS: 4.00m (13.12'W) 9.20m (30.18'L)			



CONTEXT PLAN

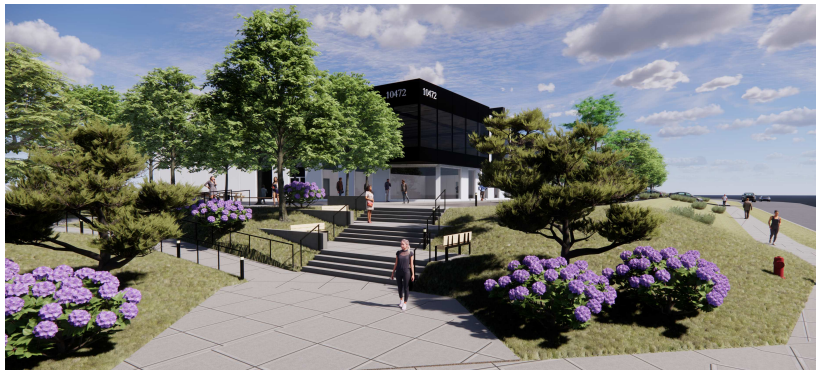




AERIAL PERSPECTIVE



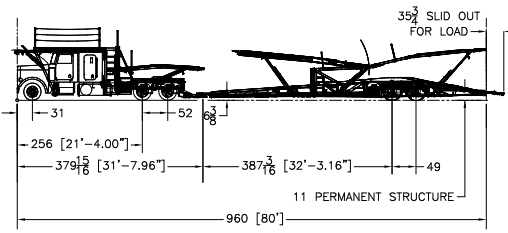
DRIVEWAY PERSPECTIVE



SOUTH-WEST PERSPECTIVE



SOUTH-EAST PERSPECTIVE

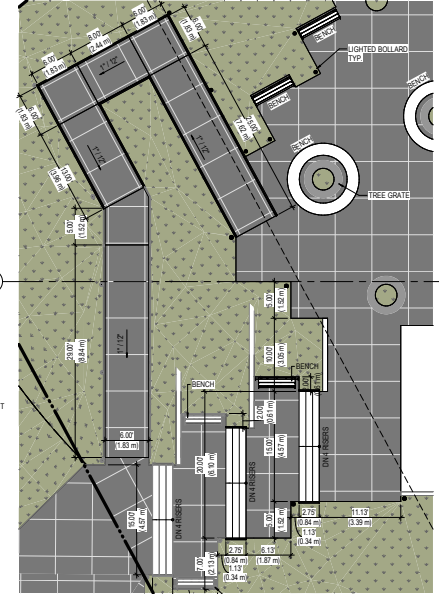
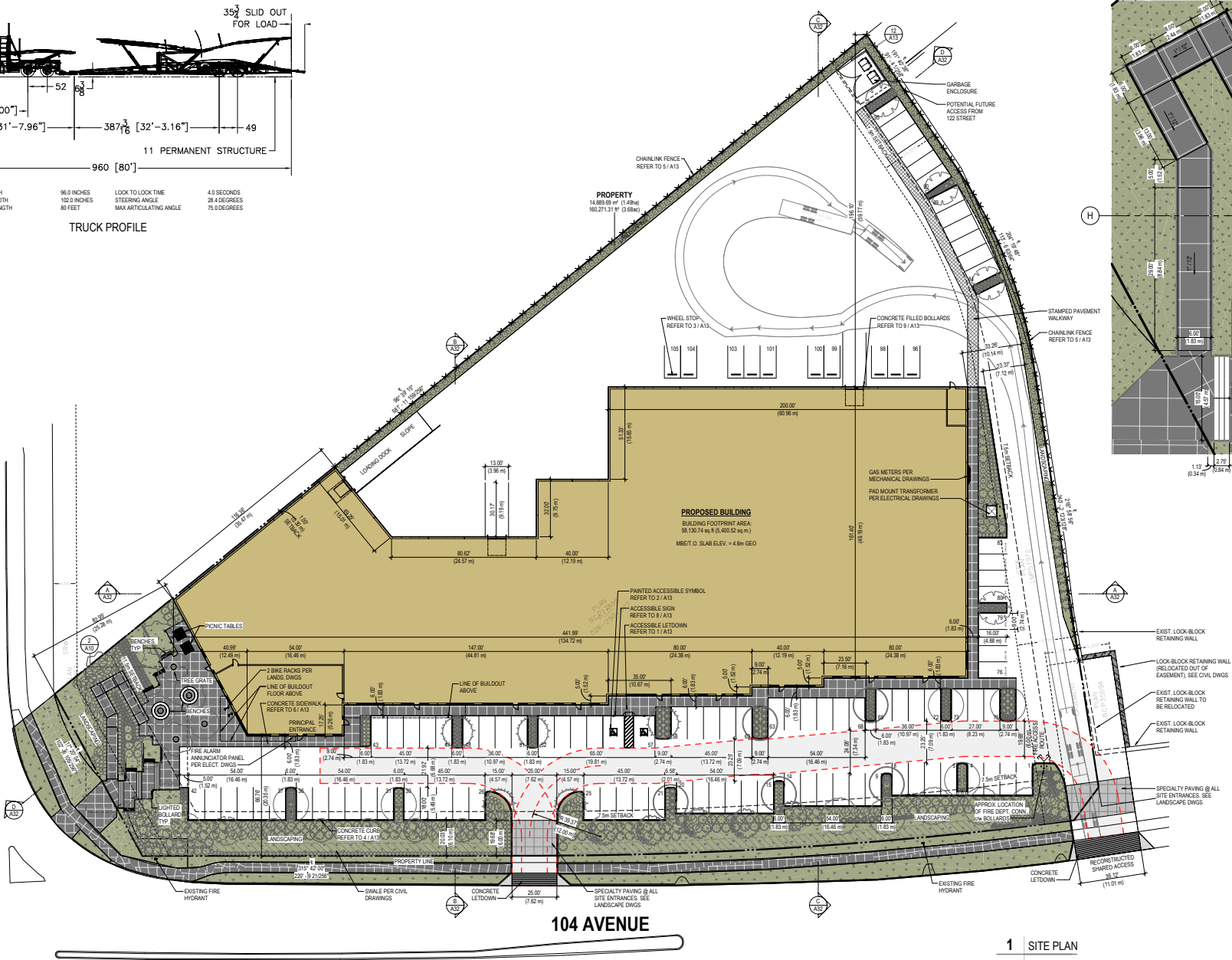


TRACK WIDTH 96.0 INCHES
 OVERALL WIDTH 102.0 INCHES
 OVERALL LENGTH 80 FEET

LOCK TO LOCK TIME 4.8 SECONDS
 STEERING ANGLE 28.4 DEGREES
 MAX ARTICULATING ANGLE 75.0 DEGREES

TRUCK PROFILE

SCOTT ROAD



1 SITE PLAN

SCALE: 1:300



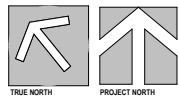
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larry podhora | architecture inc

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CLUTCH - SCOTT ROAD
 10472 SCOTT ROAD
 SURREY, BC V3V 4G2

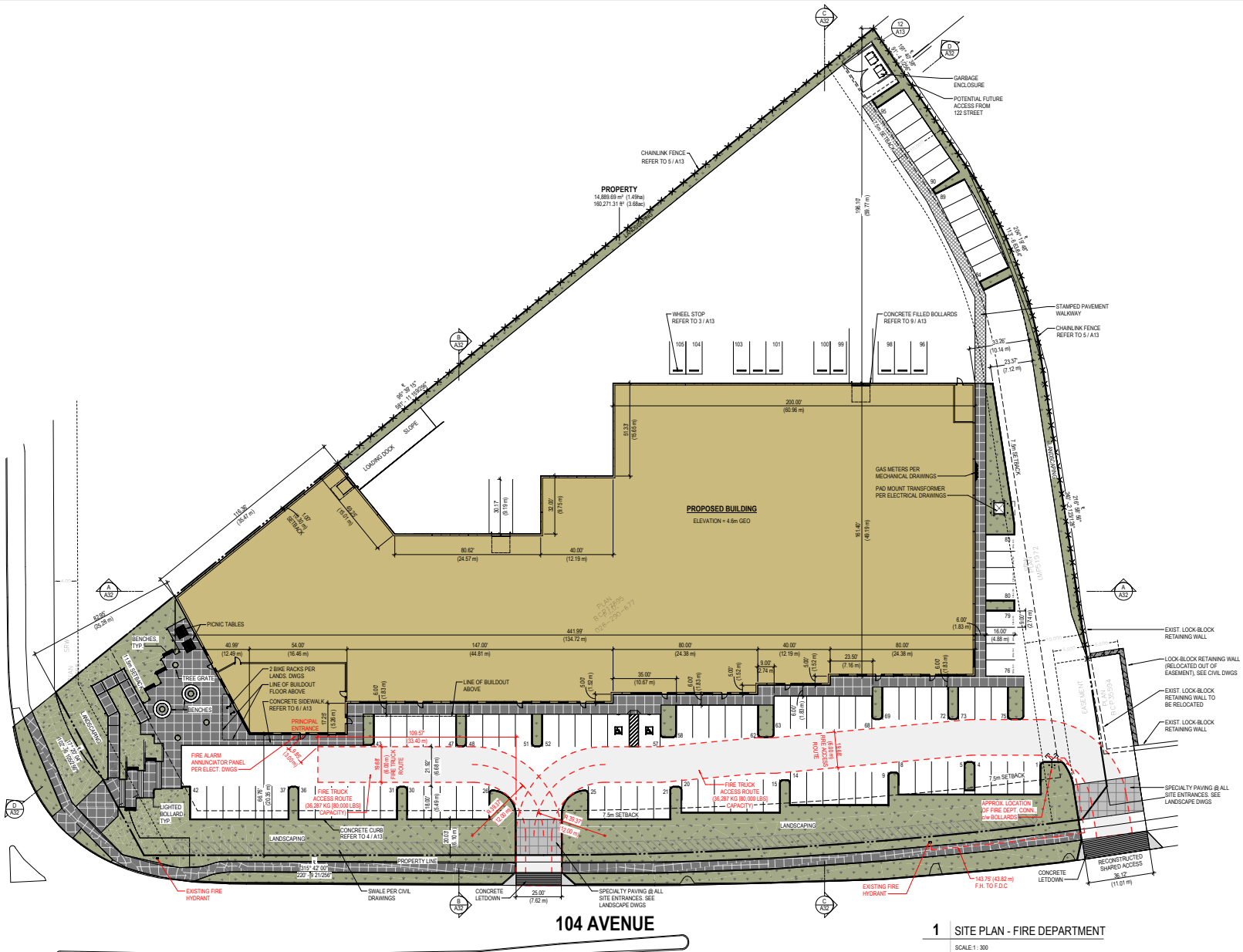
SITE PLAN



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 6 20220304 ISSUED FOR REVIEW FORM & CHARACTER REVIEW
 5 20211221

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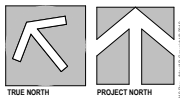
SCOTT ROAD

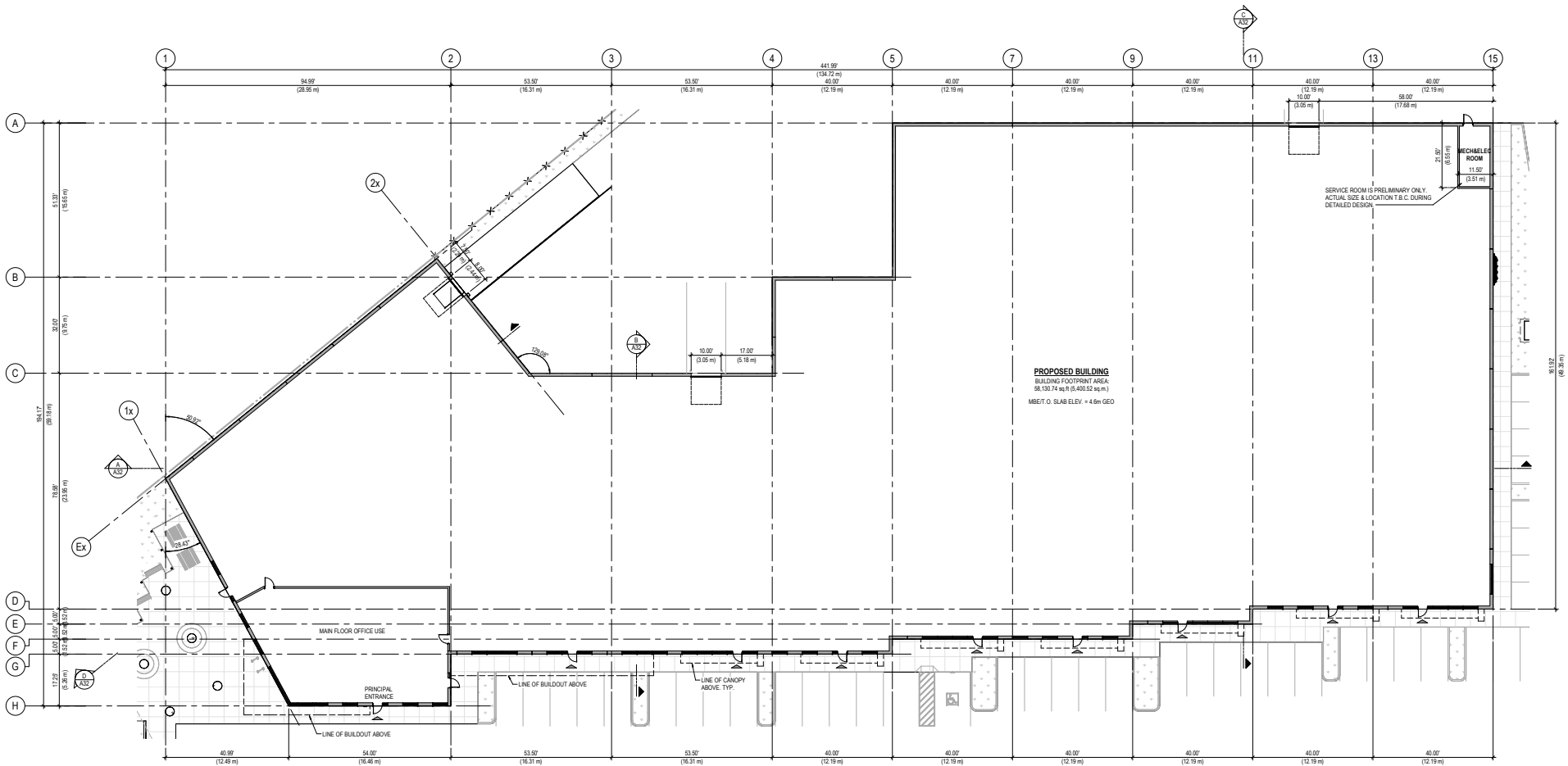


104 AVENUE

1 SITE PLAN - FIRE DEPARTMENT

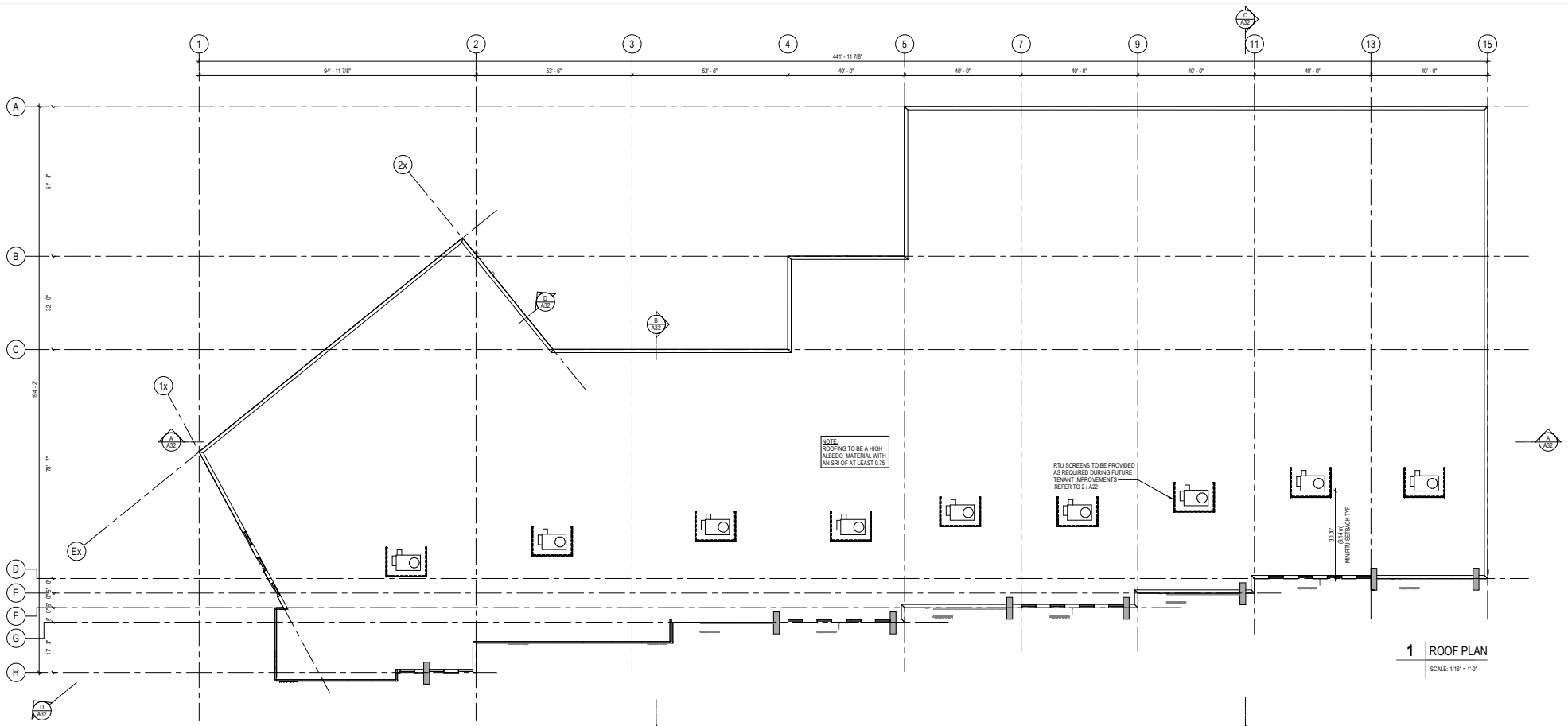
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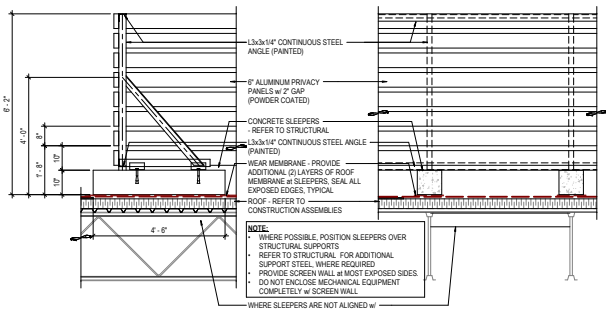


1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



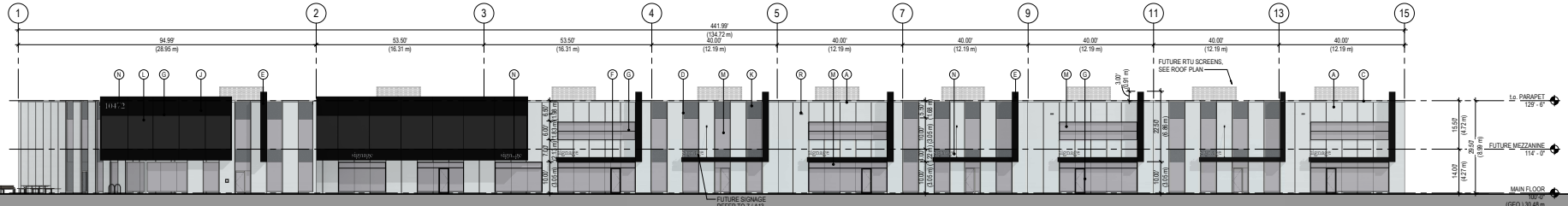


1 ROOF PLAN
SCALE: 1/8" = 1'-0"

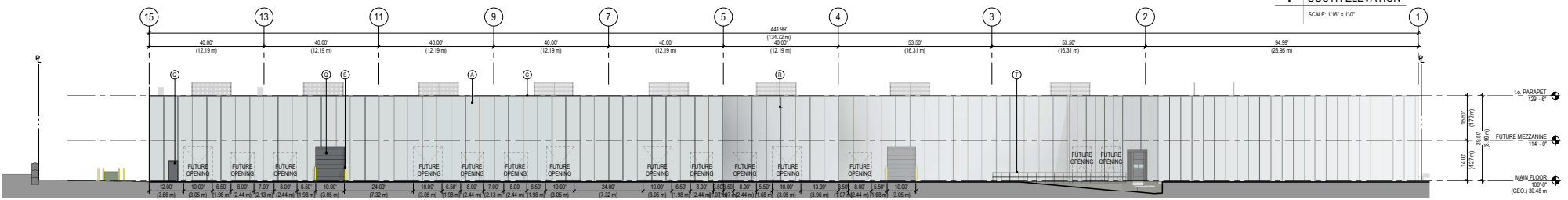


2 FUTURE ROOFTOP EQUIPMENT SCREEN WALL
SCALE: 1/2" = 1'-0"

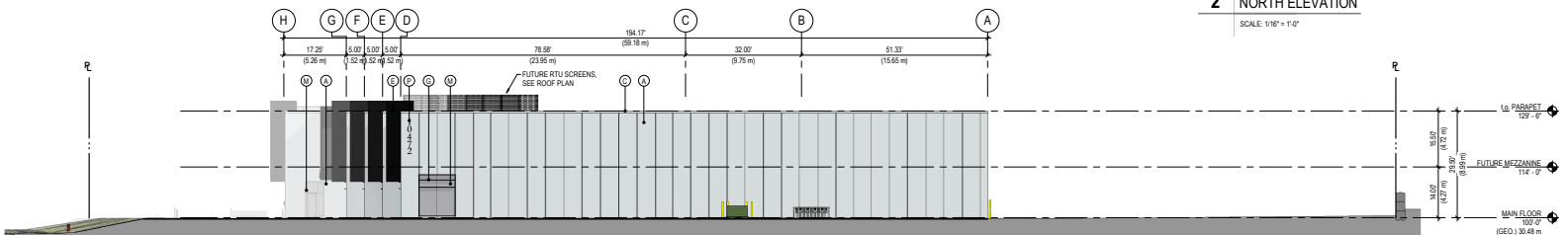




(104 AVENUE)
1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



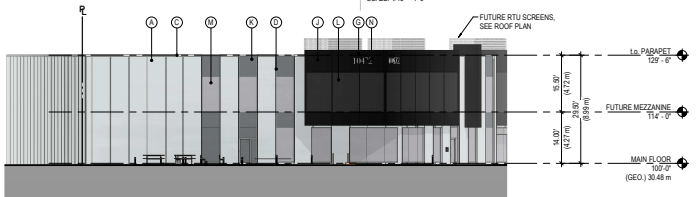
2 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



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



(SCOTT ROAD)
4 NORTH WEST ELEVATION
 SCALE: 1/16" = 1'-0"



(SCOTT ROAD)
5 SOUTH WEST ELEVATION
 SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

- A.** CONCRETE TILT PANEL PAINTED BENJAMIN MOORE 2124-S0 BUNNY GRAY
- B.** REMOVED
- C.** PARAPET CAP FLASHING: PREFINISHED CASCADIA METALS POLAR WHITE
- D.** REMOVED
- E.** BUILD-OUT ACCENT PREFINISHED ALUMINOID TRI-CORN BLACK
- F.** STEEL CANOPY PAINTED BLACK
- G.** ALUMINUM MULLIONS PREFINISHED BLACK ANODIZED
- H.** ALUMINUM MULLIONS PREFINISHED CLEAR ANODIZED
- J.** SPANDREL GLAZING VITRUM PREFINISHED SP-388 BLACK
- K.** SPANDREL GLAZING VITRUM PREFINISHED SP-480 ANCHOR GRAY
- L.** GLAZING PREFINISHED BLACK TINTED VISION GLASS
- M.** GLAZING PREFINISHED CLEAR VISION GLASS
- N.** ADDRESS NUMBERS / SIGNAGE PREFINISHED WHITE
- P.** ADDRESS NUMBERS / SIGNAGE PREFINISHED BLACK
- Q.** OVERHEAD DOOR PAINTED BENJAMIN MOORE 2126-S0 ANCHOR GRAY
- R.** EXTERIOR WALL LIGHTING PREFINISHED IRON GRAY
- S.** CONCRETE FILLED PIPE BOLLARD PAINTED SAFETY YELLOW
- T.** EXTERIOR RAILING PAINTED BLACK



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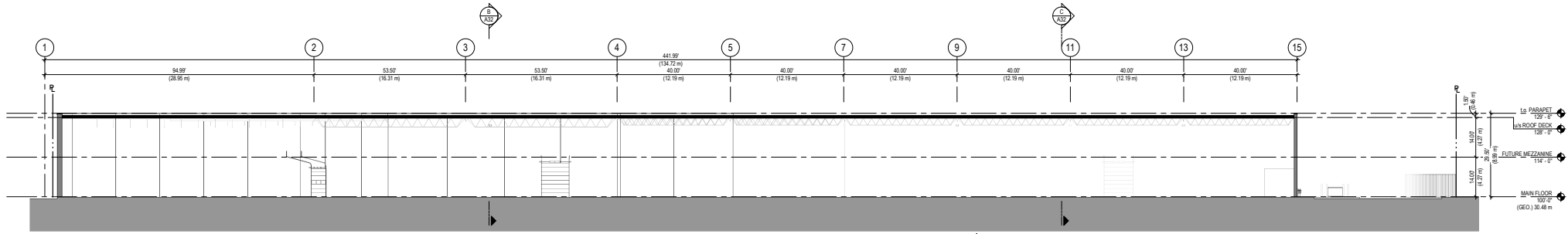
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BUILDING ELEVATIONS

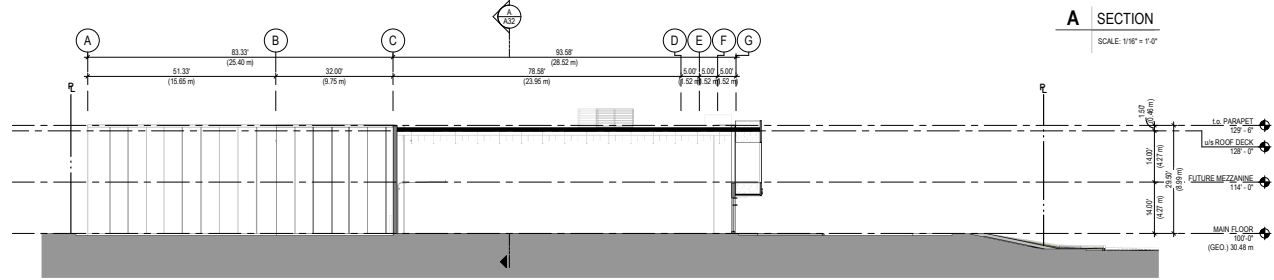
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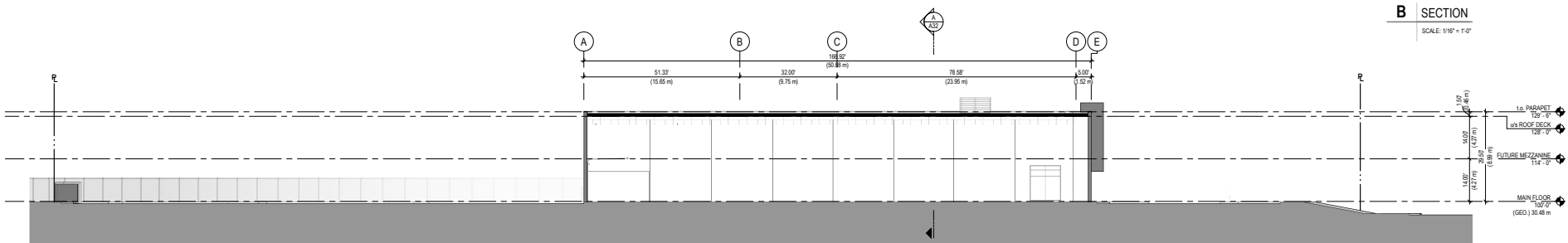
A SECTION

SCALE: 1/8" = 1'-0"



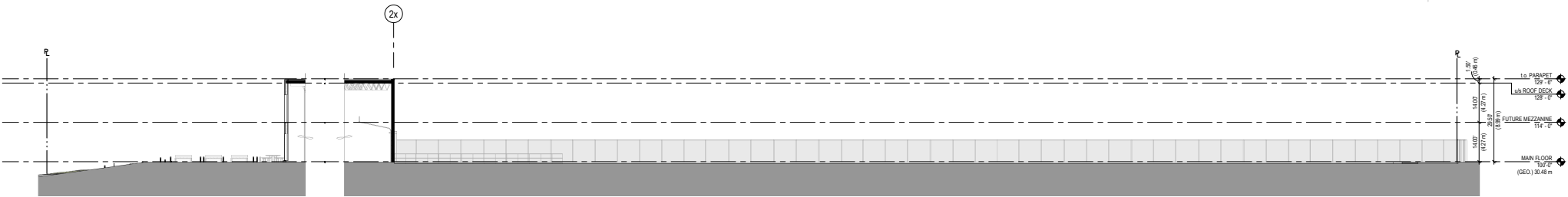
B SECTION

SCALE: 1/8" = 1'-0"



C SECTION

SCALE: 1/8" = 1'-0"



D SECTION

SCALE: 1/8" = 1'-0"



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CLUTCH - SCOTT ROAD
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 SURREY, BC V3V 4G2

BUILDING SECTIONS

7 20220519 REISSUED FOR DEVELOPMENT PERMIT
 6 20220304 ISSUED FOR REVIEW
 5 20211221 FORM & CHARACTER REVIEW
210199-A | A32

DATE PLOTTED: 2022.05.19 10:58:42 AM
 PLOT SCALE: 1/8" = 1'-0"
 PLOT TITLE: CLUTCH - SCOTT ROAD

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

FROM: Development Services Manager, Engineering Department

DATE: May 22, 2019 **PROJECT FILE: 7818-0281-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 10472 Scott Rd**

REZONE

Property and Right-of-Way Requirements

- Provide 2.0-metre statutory right-of-way along existing sanitary sewer alignment.

Works and Services

- Extend raised median and construct left turn bay along 104 Avenue to allow temporary left turn access to the easterly shared driveway.
- Construct driveway accesses to the site on 104 Avenue, including shared access with east neighbour.
- Construct additional access for 12090 104 Avenue due to movement restriction from the proposed median.
- Provide stormwater mitigation and water quality measures as per the South Westminster Integrated Stormwater Management Plan and Neighbourhood Concept Plan.
- Construct 300mm water main along 104 Avenue, abandon existing 200mm water main.
- Register all legal documents as required through detail design stage.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Tommy Buchmann, P.Eng.
Development Services Manager
SK2