

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0098-00

Planning Report Date: October 3, 2022

PROPOSAL:

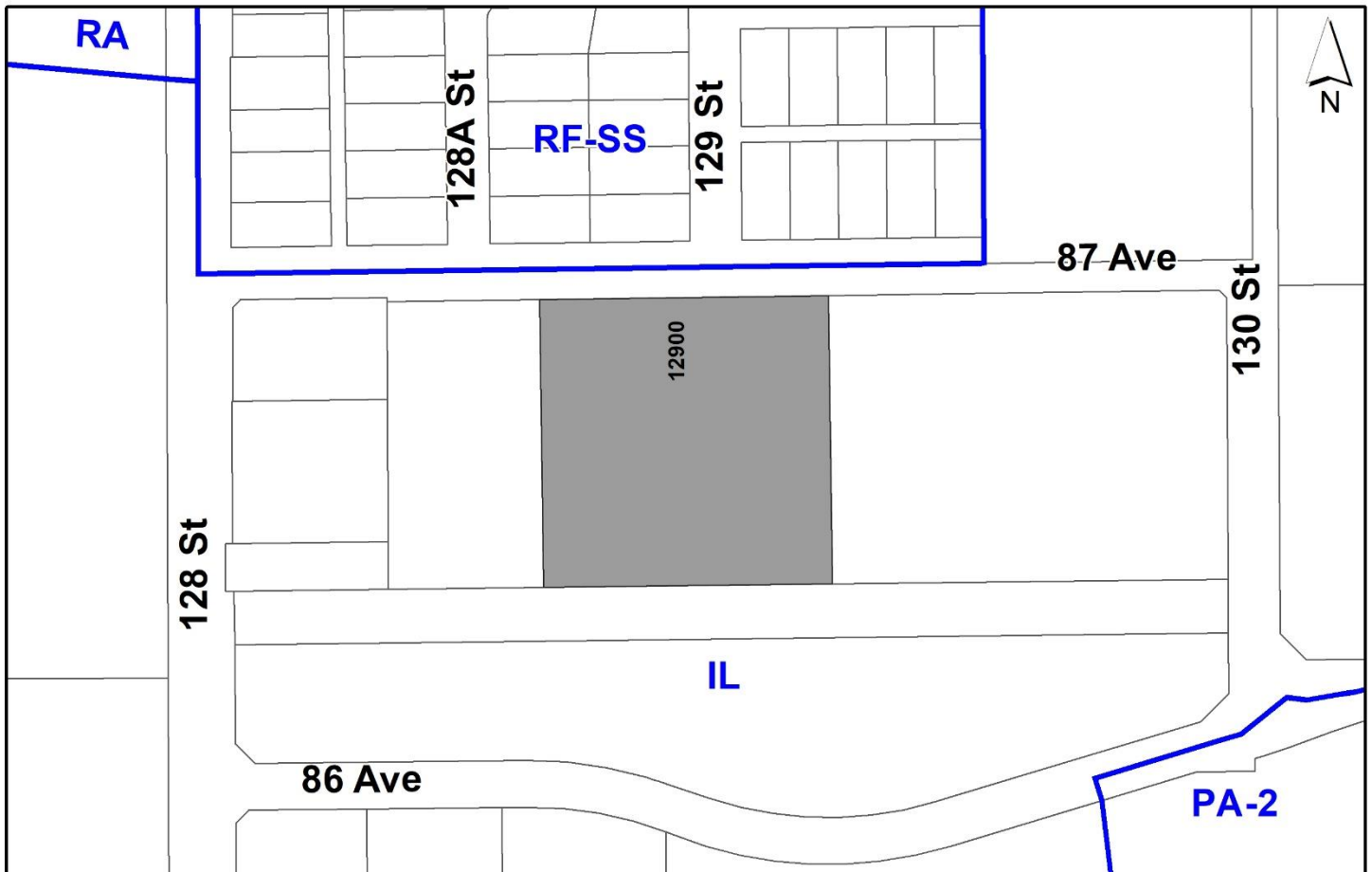
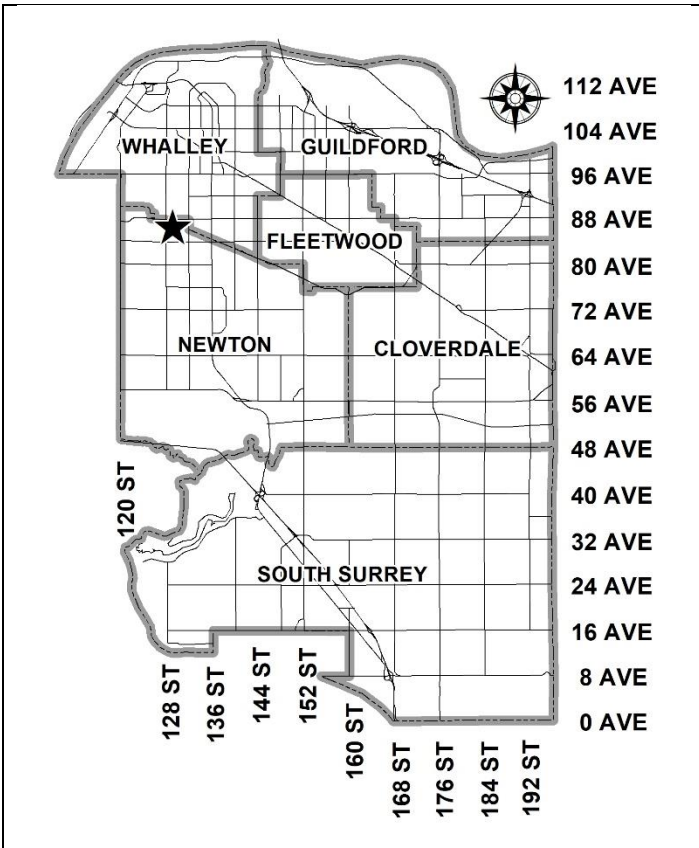
- Development Permit
- Development Variance Permit

to permit the development of a 7,000 square metre single tenant industrial building.

LOCATION: 12900 - 87 Avenue

ZONING: IL

OCP DESIGNATION: Industrial



## RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the rear yard setback requirements of the “Light Impact Industrial Zone (IL).”.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal partially complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The tilt-up concrete building will include extensive glazing along the northwest corner of the front façade facing 87 Avenue and will include a number of sustainability features. Substantial landscaping including a 7.2 metre wide landscape buffer will be planted along the 87 Avenue frontage.
- The proposed fascia sign has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.
- The proposed sign is high quality and is of an appropriate size and scale for the development.

## RECOMMENDATION

1. Council authorize staff to draft Development Permit No.7922-0098-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7922-0098-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (south) setback of the IL Zone from 7.5 metres to 4.5 metres to the principal building face.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Industrial	Industrial	IL
North (Across 87 Avenue):	Single family residential	Urban	RF-SS
East:	Industrial	Industrial	IL
South:	Truck parking	Industrial	IL
West:	Industrial	Industrial	IL

### Context & Background

- The subject site is approximately 12,332 square metres in size and is located on the south side of 87 Avenue, east of 128 Street. The site is designated "Industrial" in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)."
- Two existing industrial buildings are located on the subject site and operated by a single tenant.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes a Development Permit to allow construction of a 7,000 square metre single-tenant light industrial warehouse building with ancillary office space. The proposed design of the building is intended to accommodate the current operator of the existing buildings on the subject site.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	12,332 square metres
Road Dedication:	N/A
Net Site Area:	12,332 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	13.1 metres
<b>Floor Area Ratio (FAR):</b>	0.57
<b>Floor Area</b>	
Industrial:	5797 square metres
Office:	1,203 square metres
Total:	7,000 square metres

### Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	<p>Parks accepts the removal of city tree C<sub>3</sub> as recommended in the project arborist report dated September 22, 2022. Parks requires a tree compensation of 2:1 to be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement tree rates collected into the Green City Program.</p> <p>The closest active park is Inouye Park located 630 metres away and the closest natural area is Greenbelt 41A located 600 metres away.</p>
Surrey Fire Department:	The Fire department has no objection to the project.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

### Transportation Considerations

- The applicant is required to register a 0.5 wide statutory right of way (SRW) at the property line along 87 Avenue and construct the south side of 87 Avenue.
- The applicant has demonstrated the proposal meets minimum parking requirements.

- Translink Bus route no. 393 is the closest transit option to the subject site with service to City Centre and Newton Town Centre. Two accessible bus stops are located approximately 270 metres to the west of the subject site along 128 Street.

### **Sustainability Considerations**

- The applicant has met the majority of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- The applicant is proposing a roof with a Solar Reflective Index (SRI) value of at least 75.0 or higher, consisting of high albedo value finish material. This is an improvement upon typical roofing materials and will help to reduce the heat island effect in accordance with the objectives of Climate Adaptation Strategy.
- The purpose of a high-albedo roof is to reduce the internal building temperatures by reflecting the sun and to contribute to a lower overall heat island effect, which is an increase in the overall temperature of a developed area.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The proposal complies with the “Industrial” land use designation in the Metro Vancouver Regional Growth Strategy (RGS).

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the “Industrial” land use designation in the Official Community Plan (OCP).

### **Zoning By-law**

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Light Impact Industrial Zone (IL)" and parking requirements.

<b>IL Zone (Part 48)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Floor Area Ratio:</b>	1.0	0.57
<b>Lot Coverage:</b>	60%	50%
<b>Yards and Setbacks</b>		
Front (North):	7.5 metres	26.1 metres
Side (East):	7.5 metres or 0.0 metres	0.0 metres
Side (West):	7.5 metres or 0.0 metres	21.6 metres
Rear (South):	7.5 metres	4.5 metres*
<b>Height of Buildings</b>		
Principal buildings:	18.0 metres	13.1 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Industrial:	58	58
Office:	30	30
Total:	88	88
Accessible:	2	2

\*Development Variance Permit (DVP) proposed.

### Setback Variances

- The applicant is requesting the following variance:
  - To reduce the minimum rear yard (south) setback of the IL Zone from 7.5 metres to 4.5 metres to the principal building face.
- The applicant has proposed a reduced rear yard (south) setback to facilitate an efficient building design while accommodating additional landscape buffering and tree retention along 87 Avenue to improve the streetscape.
- The proposed reduced rear yard (south) setback to 4.5 metres is adjacent to an undeveloped site that is being utilized for truck parking. The 4.5 metre setback accommodates a landscape area between the building face and the rear property line. The reduced setback will have minimal impact on the adjacent properties and users.
- Staff support the requested variances to proceed for consideration.

### Sign By-law

- The applicant proposes one (1) upper storey fascia sign representing the future tenant's business logo.
- Signage above the first storey is permitted by the Sign Bylaw, but it is to be allocated to the user who occupies the greatest amount of floor area above the first storey and must be comprised of individual channel letters. The proposed fascia sign complies with the Sign By-law.
- All proposed signage will require a separate Sign Permit and to comply with the provisions of the Sign By-law.

## **PUBLIC ENGAGEMENT**

- A Development Proposal Sign was installed on July 22, 2022. Staff have not received any responses from neighbouring residents.

## **DEVELOPMENT PERMITS**

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.

### Building Design

- The proposed building will have a site coverage of 50% and an FAR of 0.57.
- The proposed building and site plan are consistent with the Form and Character DP1 Guidelines outlined in the Official Community Plan (OCP).
- The building is proposed to be tilt-up concrete, painted pale grey and white with red accent colours, particularly emphasized on the north building façade fronting 87 Avenue. Extensive glazing will be used along the front northwest façade of the building facing 87 Street and wrapping around a portion of the west façade.
- The office areas will be located on all three floors, at the front northwest corner of the building, facing 87 Avenue and wrapping around a portion of the west façade.

### Signage

- The proposed signage consists of one (1) upper storey fascia sign representing the future tenant's business logo that is an appropriate scale to the size of the building fronting 87 Avenue.

### Landscaping

- The proposed landscaping consists of a 7.2 metre wide landscape buffer on 87 Avenue that includes 14 replacement trees proposed between the norther parking lot in front of the building and 87 Avenue.
- The proposed landscaping consists of a variety of trees including Skyrocket Oak, Red Flowering Dogwood, October Glory Maple, Bowhall Red Maple, Pacific Dogwood, Western Hemlock, and Western Red Cedar trees. The tree plantings are complimented by a variety of shrubs and groundcover.

### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

### TREES

- Corey Plester, 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	6	6	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Magnolia	1	1	0
Walnut, English	2	2	0
Maple, Japanese	1	1	0
<b>Coniferous Trees</b>			
Deodar Cedar	1	1	0
<b>Dead Trees</b>	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>6</b>	<b>6</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>42</b>	
<b>Total Retained and Replacement Trees</b>		<b>42</b>	
<b>Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of twelve (12) mature trees on the site and shared trees within boulevards, excluding Alder and Cottonwood trees. Six (6) existing trees, approximately 50% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no 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 seventeen (17) replacement trees on the site. The applicant is proposing 42 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Skyrocket Oak, Red Flowering Dogwood, October Glory Maple, Bowhall Red Maple, Pacific Dogwood, Western Hemlock, and Western Red Cedar trees.
- In summary, a total of 42 trees are proposed to be retained or replaced on the site.
- Additional tree retention opportunities will be explored by the applicant and City staff related to the required to retain the more prominent trees currently proposed for removal adjacent to 87 Avenue. Additional tree retention may impact tree replacement figures.

### 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
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7922-0098-00

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

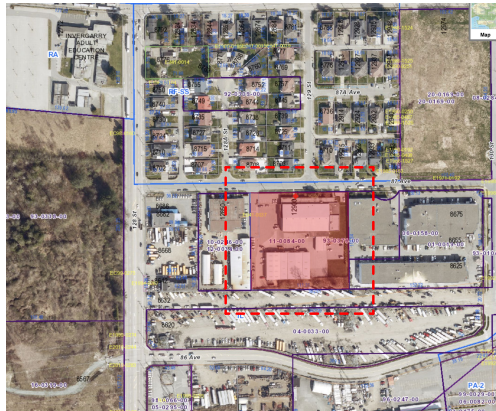
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**New Development for M.A. STEWART Surrey BC  
Development Permit Application**



KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 600 1285 W. Broadway Vancouver BC V6H 3X8 Tel 604 959 1267



CONTEXT PLAN

**ARCHITECTURAL DRAWING LIST**

<b>A 0.0</b>	<b>COVER SHEET</b>
<b>A 1.0</b>	<b>PROJECT DATA</b>
<b>A 2.0</b>	<b>SITE PLAN</b>
A 2.1	FIRE TRUCK ACCESS
A 2.2	PROPERTY OUTLINE
<b>A 3.0</b>	<b>FLOOR PLAN LEVEL 1</b>
A 3.1	FLOOR PLAN LEVEL 2
A 3.2	FLOOR PLAN LEVEL 3
A 3.3	ROOF PLAN
A 3.4	ENLARGED FLOOR PLAN
A 3.5	ENLARGED FLOOR PLAN
A 3.6	ENLARGED FLOOR PLAN
<b>A 4.0</b>	<b>ELEVATIONS</b>
A 4.1	ELEVATIONS
<b>A 5.0</b>	<b>SECTIONS</b>
A 5.1	STREET SECTION
<b>A 6.0</b>	<b>ISO VIEWS</b>
A 6.1	ISO VIEWS
A 6.2	ISO VIEWS
A 6.3	ISO VIEWS
A 6.4	ISO VIEWS

**SITE DATA**

**CIVIC ADDRESS**  
12900 87 AVENUE SURREY BC

**LEGAL DESCRIPTION**  
Topographic Survey Plan Of Lot 2  
Except: Part Dedicated Road On Plan LMP28843  
Section 29 Township 2  
New Westminster District Plan LMP28842

**ZONING**

LIGHT IMPACT INDUSTRIAL ZONE PART 48

**SITE AREA**

132,747.41 SF (12,332.63 SM)

**BUILDING FOOTPRINT**

PROPOSED BUILDING 66,845.67 SF (6,210.17 SM)

**GROSS FLOOR AREA**

<b>LEVEL 1</b>	<b>66,845.67 SF (6,210.17 SM)</b>
WAREHOUSE	62,399.84 SF (5,797.13 SM)
OFFICE	4,445.83 SF (413.03 SM)
<b>LEVEL 2 (OFFICE)</b>	<b>6,305.39 SF (585.79 SM)</b>
<b>LEVEL 3 (OFFICE)</b>	<b>2,202.45 SF (204.61 SM)</b>
<b>NET FLOOR AREA</b>	<b>75,353.51 SF (7,000.57 SM)</b>

**DENSITY (FAR)**

PERMITTED	1.00
PROPOSED	0.57

**LOT COVERAGE**

PERMITTED	60%
PROPOSED	50%

**BUILDING HEIGHT**

ALLOWED	18.00 M (59.05')
PROPOSED	13.10 M (43.00')

**AVERAGE FINISHED GRADE**

PROPOSED	0.00 M
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**SETBACKS**

FRONT YARD (87TH AVENUE)	7.5 M	PERMITTED
	7.5 M	PROVIDED
REAR YARD (SOUTH)	7.5 M	PERMITTED
	7.5 M	PROVIDED
SIDE YARD <sup>(1)</sup> (EAST)	0.0 M	PERMITTED
	0.0 M	PROVIDED
SIDE YARD (WEST)	7.5 M	PERMITTED
	4.5 M	PROVIDED

(1) side yard setback shall be 7.5 m or 0.0 m if the said side yard abuts land which is designated Commercial, Mixed Employment or Industrial in the OCP.

**PARKING**

REQUIRED FOR  
**INDUSTRY, LIGHT IMPACT**  
1 space per 100 m<sup>2</sup> of G.F.A. 5,797.13 / 100 \* 1.0 = 57.97

**OFFICE USE**  
2.5 space per 100 m<sup>2</sup> of G.F.A. 1,203.43 / 100 \* 2.5 = 30.08

**TOTAL REQUIRED 88 (88.05)**

**STANDARD PROVIDED 70**  
**SMALL PROVIDED 18**  
(A maximum of 35% of required parking spaces)  
**TOTAL PROVIDED 88**

**ACCESSIBLE PARKING**

REQUIRED If proposed more than 12 spaces 2% are required accessible 2% \* 88 = 1.76 (50% of accessible parking spaces must be provided as van-accessible parking spaces)

**PROVIDED 2**

**ELECTRIC VEHICLE CHARGING INFRASTRUCTURE**

**PROVIDED 2**

**CLIENT**

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**M.A. Stewart & Sons Ltd.**

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**PROJECT MANAGER**

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**RAM Construction Inc.**

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**ARCHITECT**

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**SURVEYOR**

Mike Bememann  
**Terra Pacific**

Office: 604 463 2509  
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NO.	DATE	ISSUANCE
1	2022 03 14	ISSUED FOR FINAL REVIEW
2	2022 03 23	ISSUED FOR DP
3	2022 09 07	RE-ISSUED FOR DP



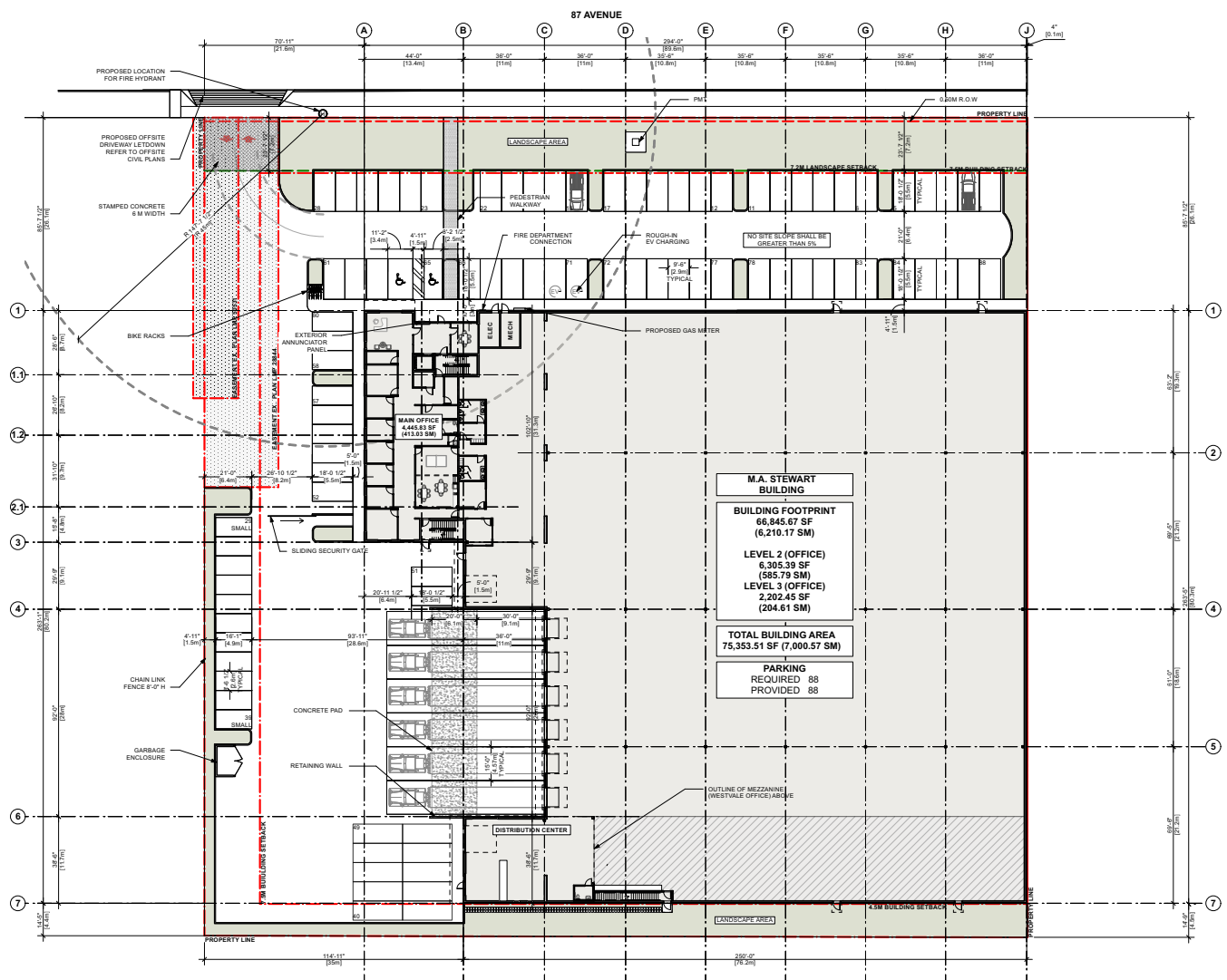
**PROPOSED NEW DEVELOPMENT**

FOR M.A. STEWART  
12900 87 AVENUE  
SURREY BC

**PROJECT DATA**

**A 1.0**

**KCC ARCHITECTURE**



**M.A. STEWART BUILDING**

**BUILDING FOOTPRINT**  
66,845.67 SF  
(6,210.17 SM)

**LEVEL 2 (OFFICE)**  
6,305.39 SF  
(585.79 SM)

**LEVEL 3 (OFFICE)**  
2,202.45 SF  
(204.61 SM)

**TOTAL BUILDING AREA**  
75,353.51 SF (7,000.57 SM)

**PARKING**  
REQUIRED 88  
PROVIDED 88

**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO FILE MRA-1037070 DATED OCTOBER 27, 2021 PREPARED BY TERRA PACIFIC LAND SURVEYING
- FOR SITE GRADING INFO REFER TO CIVIL PLAN 21054-C2 DATED 2022 02 11 PREPARED BY CENTRALS ENGINEERING LTD.
- FOR LANDSCAPE PLAN REFER TO L-1 DATED 2022 02 27 PREPARED BY C KAVOULIAN & ASSOCIATES INC.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL ASSESSMENT REPORT GA21-1209-00 DATED JULY 26, 2021 PREPARED BY GEOWEST ENGINEERING LTD.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE ROUGH-INS FOR EXTERNAL EV CHARGERS

NO.	DATE	ISSUANCE
10	2022 03 14	ISSUED FOR FINAL REVIEW
11	2022 03 23	ISSUED FOR DP
12	2022 08 19	ISSUED FOR COORDINATION
13	2022 08 29	ISSUED FOR COORDINATION
14	2022 09 07	RE-ISSUED FOR DP
15	2022 09 12	RE-ISSUED FOR DP
16	2022 09 15	ISSUED FOR COORDINATION
17	2022 09 15	RE-ISSUED FOR DP

**PROPOSED NEW DEVELOPMENT**

**FOR M.A. STEWART**

**12900 87 AVENUE**

**SURREY BC**



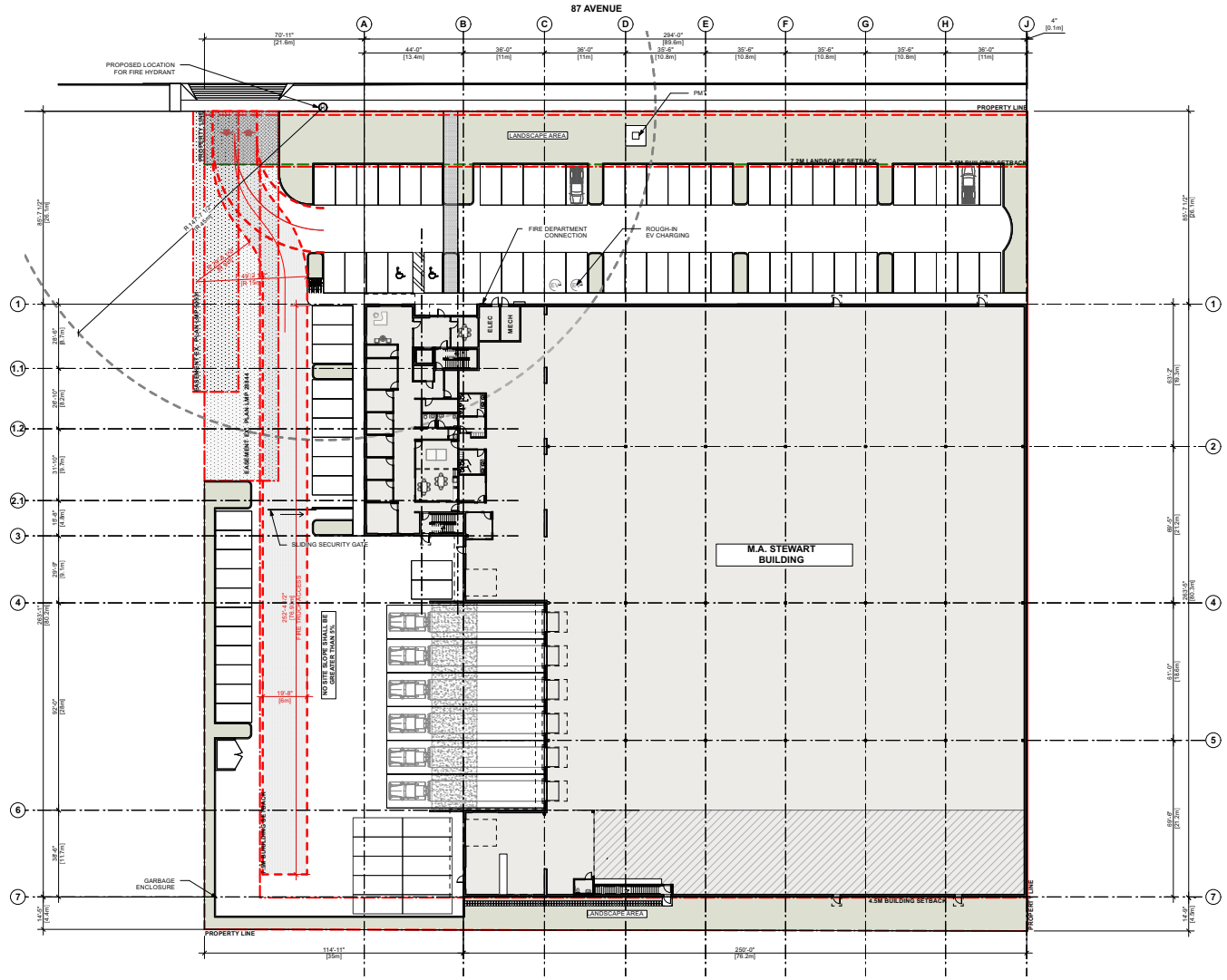
**SITE PLAN**

**A 2.0**



DRAWN: AA  
CHECKED: KC  
SCALE: 1" = 50'-0"  
FILE: 2111

KCC Architecture & Design Ltd.  
Unit 300 13300 Croydon Drive Surrey BC V3Z 0Z5  
Tel 604 283 0912  
kccarchitecture.com



**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO FILE MRA-10370PO DATED OCTOBER 27, 2021 PREPARED BY TERRA PACIFIC LAND SURVEYING
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PROPOSED NEW DEVELOPMENT  
 FOR M.A. STEWART  
 12900 87 AVENUE  
 SURREY BC

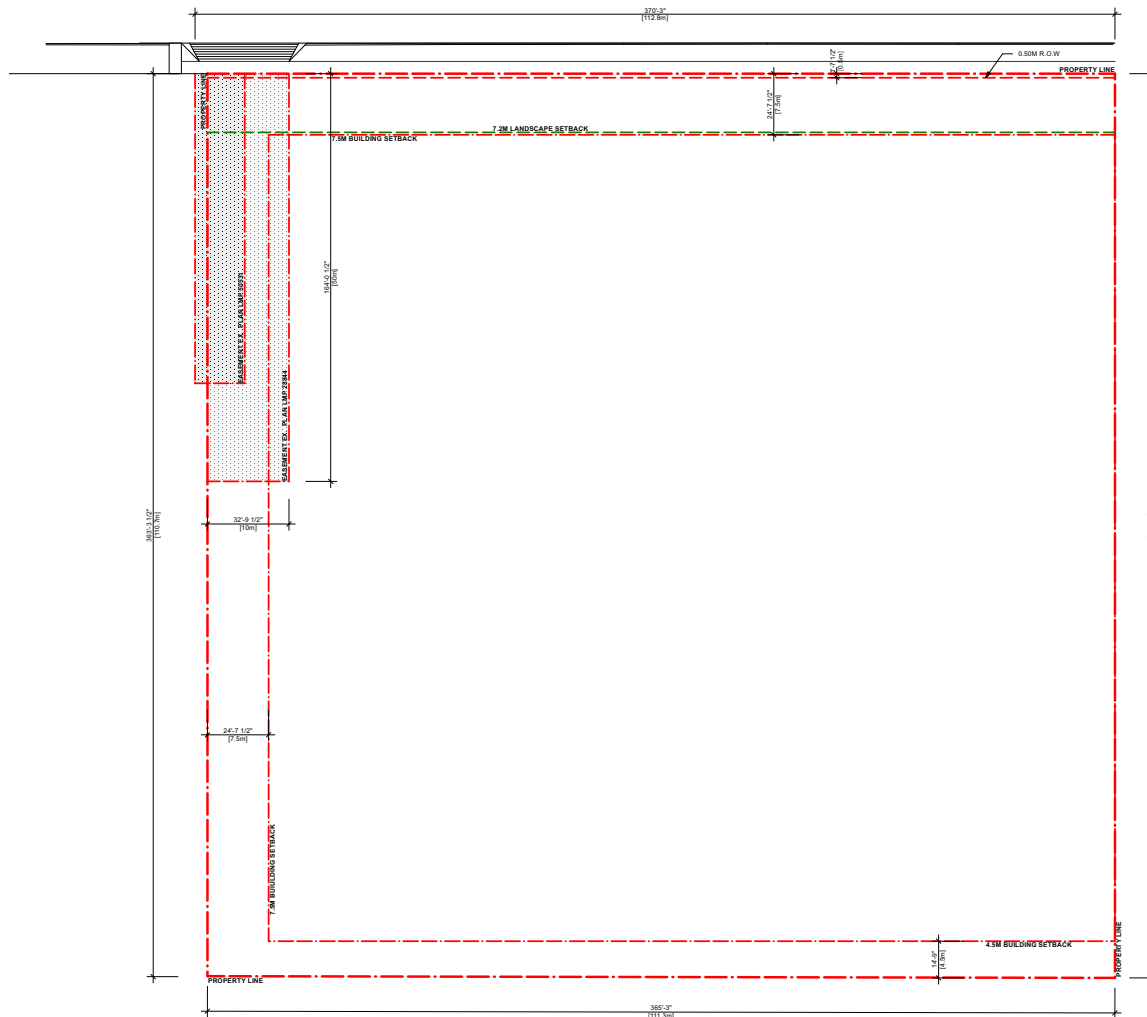
**FIRE TRUCK ACCESS**

**A 2.1**





87 AVENUE



**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO FILE NRCA-10370PO DATED OCTOBER 27, 2021 PREPARED BY TERRA PACIFIC LAND SURVEYING
- FOR SITE GRADING INFO REFER TO CIVIL PLAN 21954-C2 DATED 2022-02-11 PREPARED BY CENTRALS ENGINEERING LTD.
- FOR LANDSCAPE PLAN REFER TO L-1 DATED 2022-02-07 PREPARED BY C. KAVOLIANS & ASSOCIATES INC.
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PROPOSED NEW DEVELOPMENT

FOR M.A. STEWART  
12900 87 AVENUE  
SURREY BC

**PROPERTY OUTLINE**

**A 2.2**

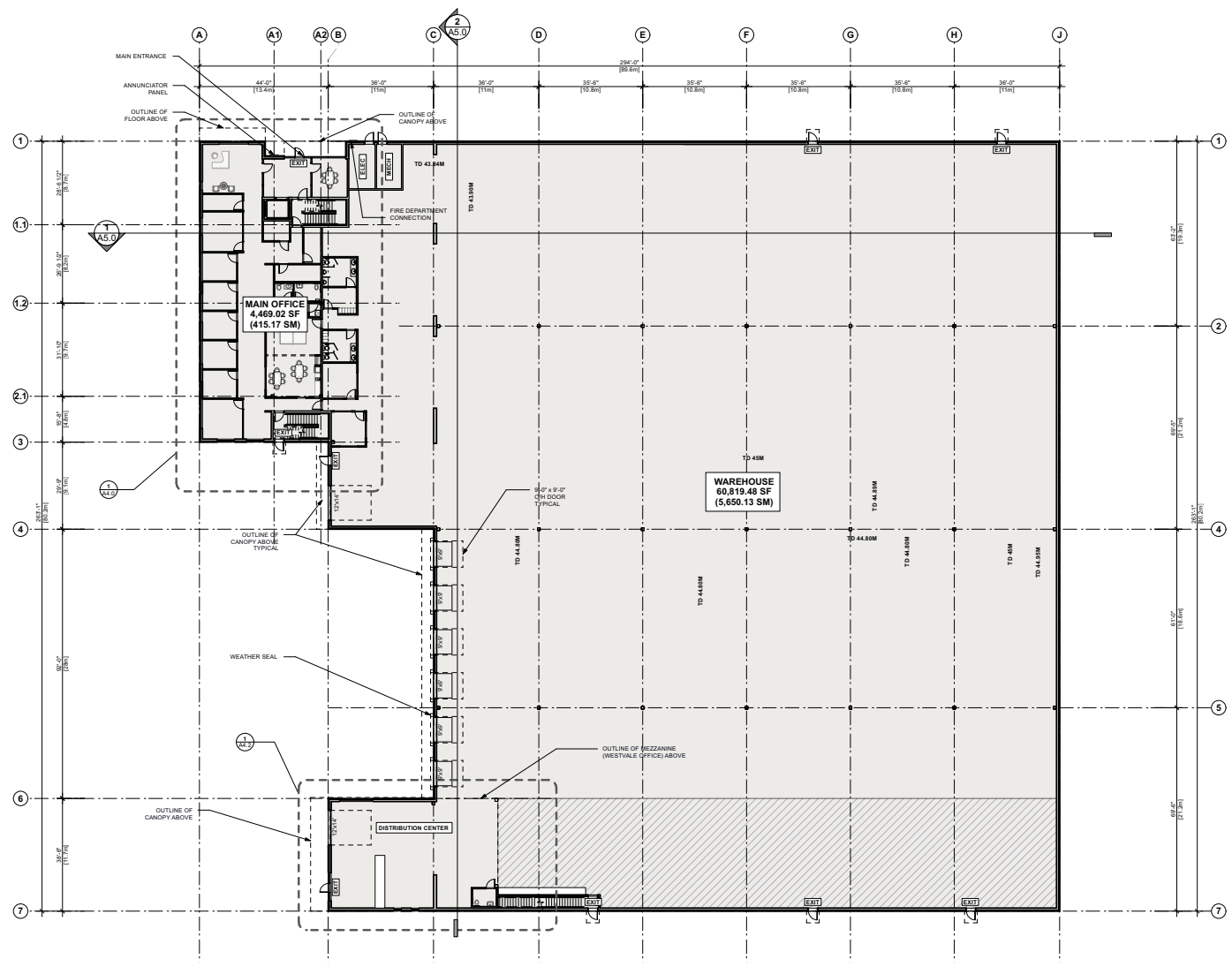


DRAWN: AA  
CHECKED: KC

SCALE: 1" = 50'-0"

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3	2021 12 03	ISSUED FOR REVIEW
4	2021 12 22	ISSUED FOR REVIEW
5	2022 01 19	ISSUED FOR REVIEW
6	2022 01 21	ISSUED FOR REVIEW
7	2022 03 14	ISSUED FOR FINAL REVIEW
8	2022 03 23	ISSUED FOR DP
9	2022 09 07	RE-ISSUED FOR DP



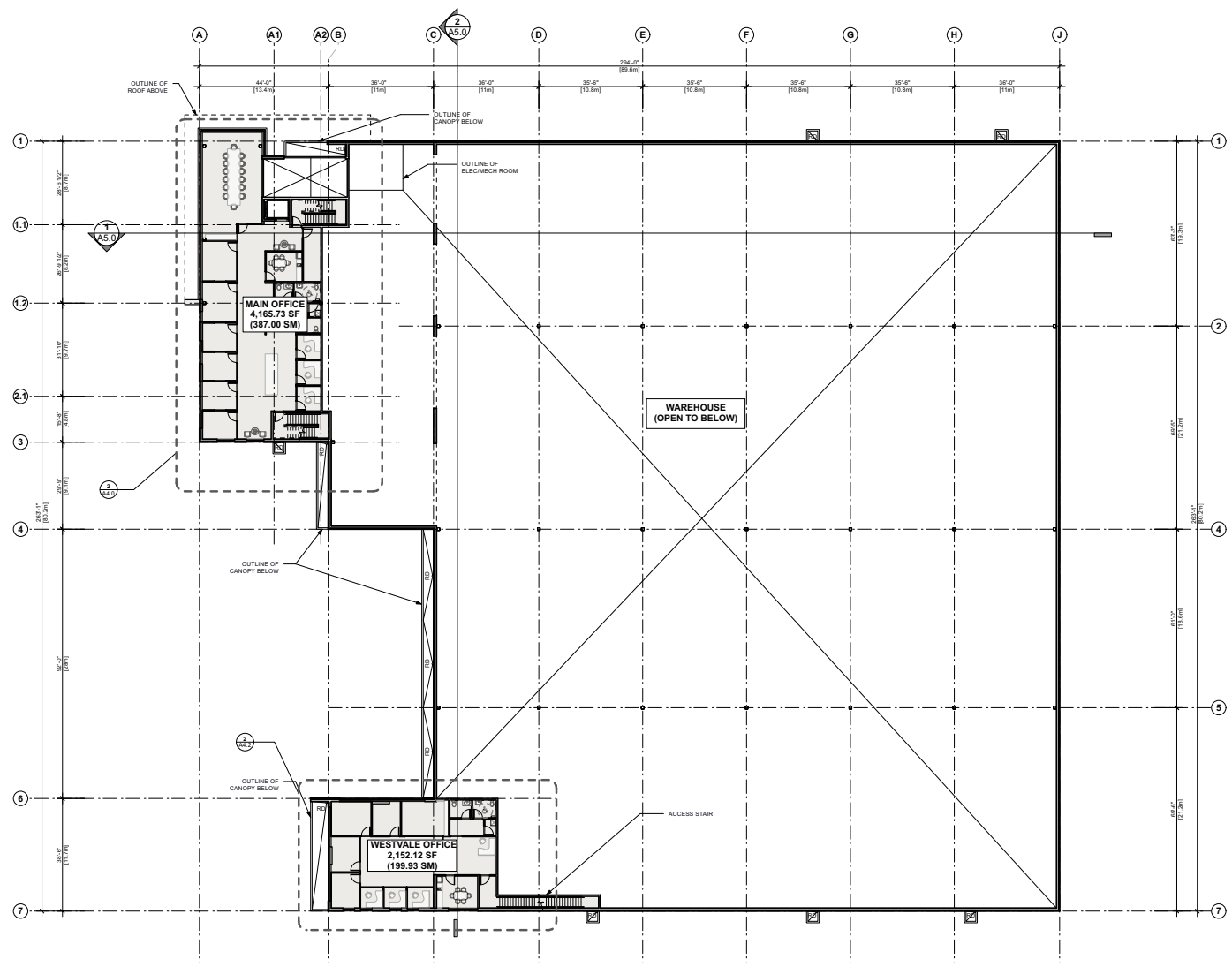
PROPOSED NEW DEVELOPMENT  
 FOR M.A. STEWART  
 12900 87 AVENUE  
 SURREY BC

**LEVEL 1 FLOOR PLAN A 3.0**



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 CHECKED: KC  
 SCALE: 1:450  
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PROPOSED NEW DEVELOPMENT  
 FOR M.A. STEWART  
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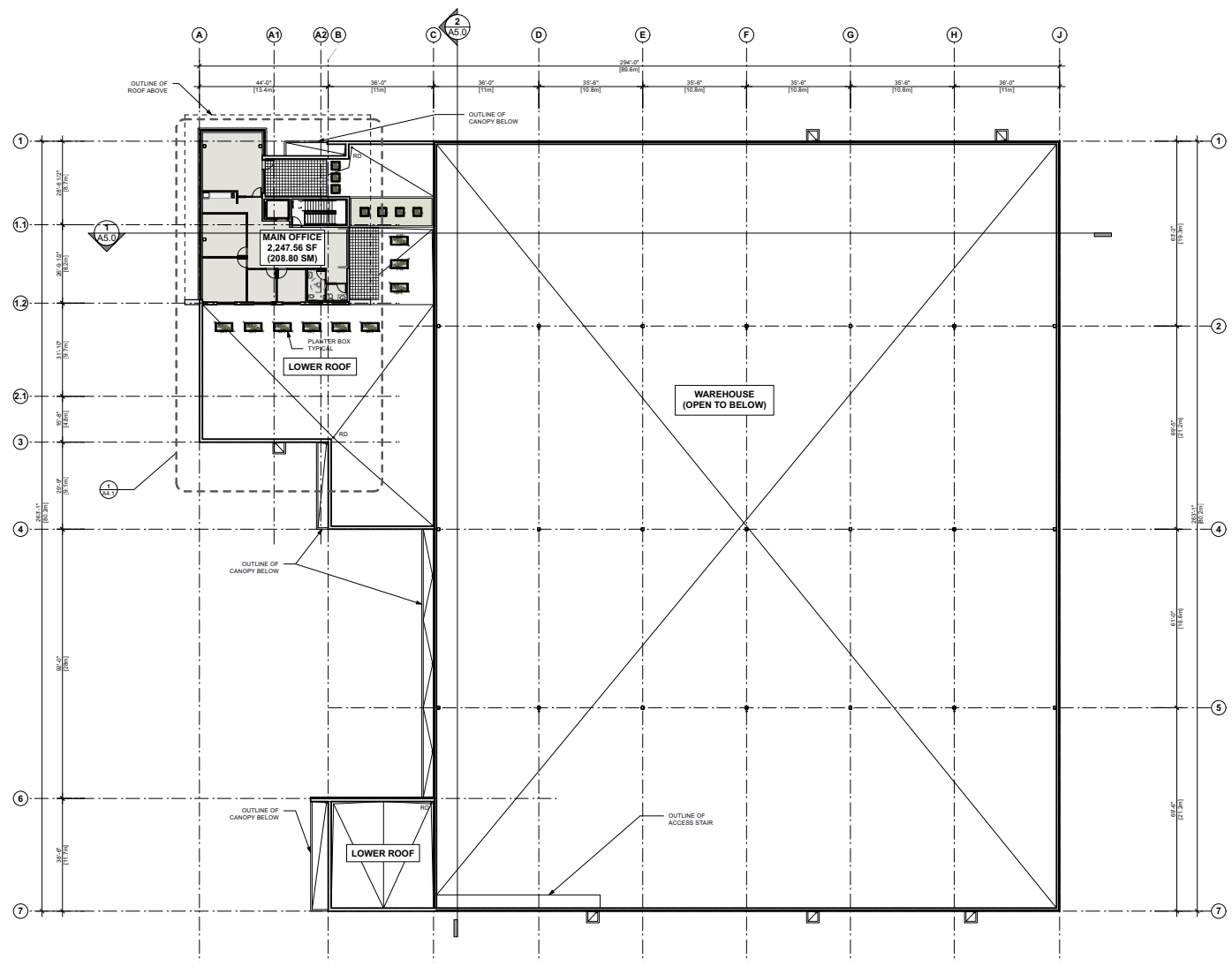
**LEVEL 2 FLOOR PLAN A 3.1**



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 CHECKED: KC  
 SCALE: 1:450  
 FILE: 2111

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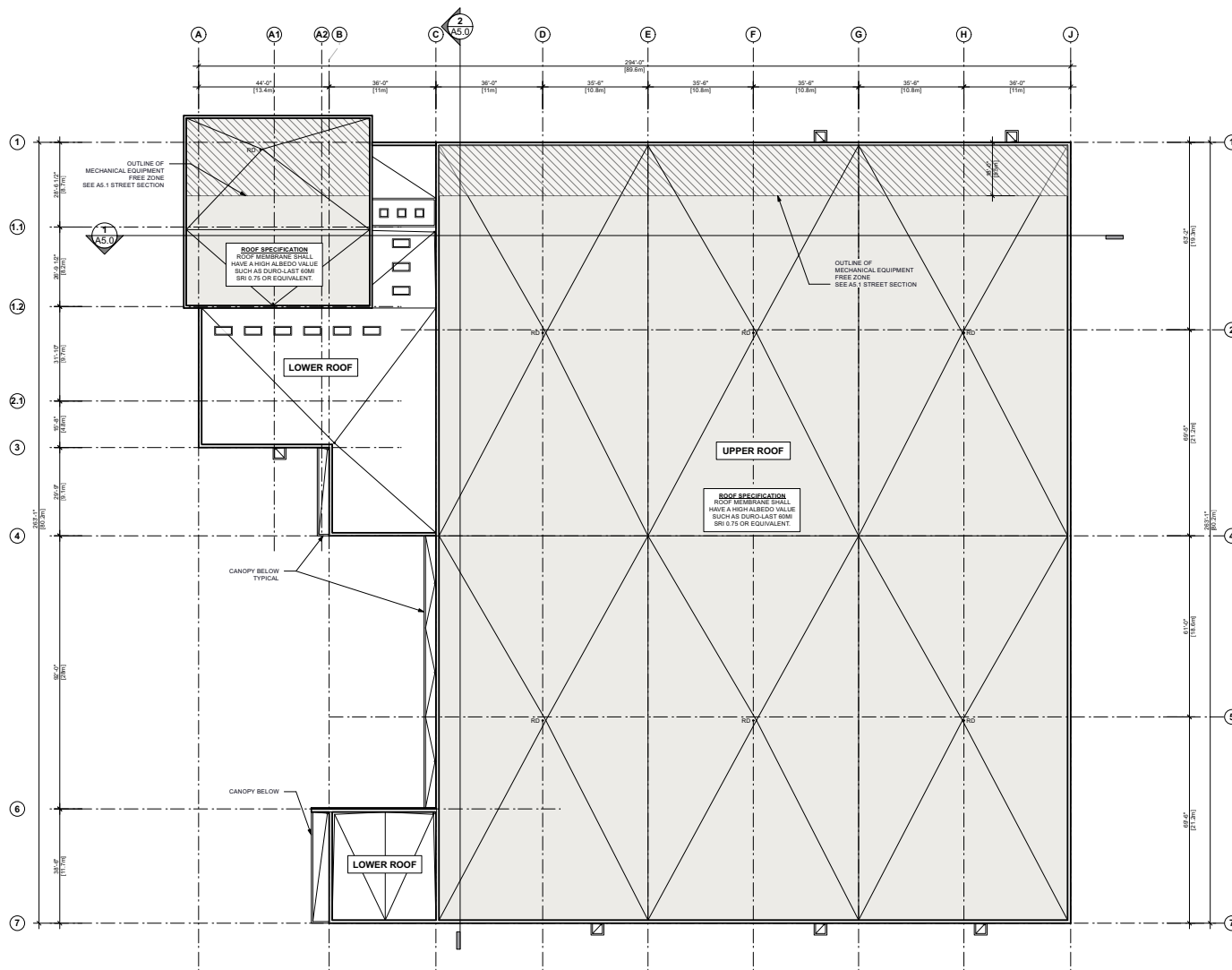
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**LEVEL 3 FLOOR PLAN A 3.2**



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 CHECKED: KC  
 SCALE: 1:450  
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3	2022 09 07	RE-ISSUED FOR DP



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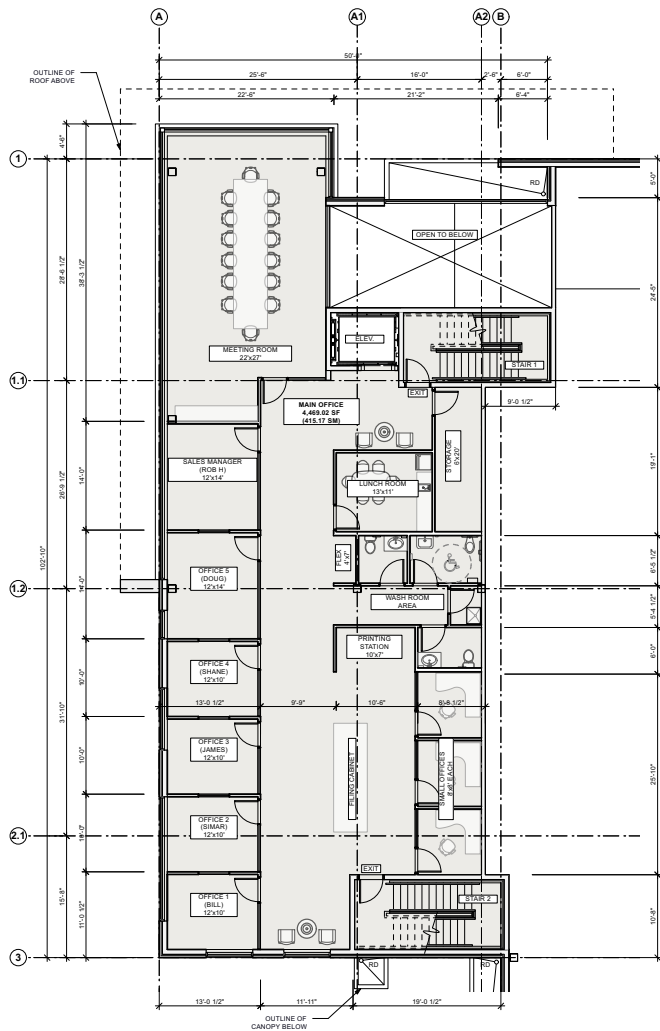
ROOF PLAN

A 3.3

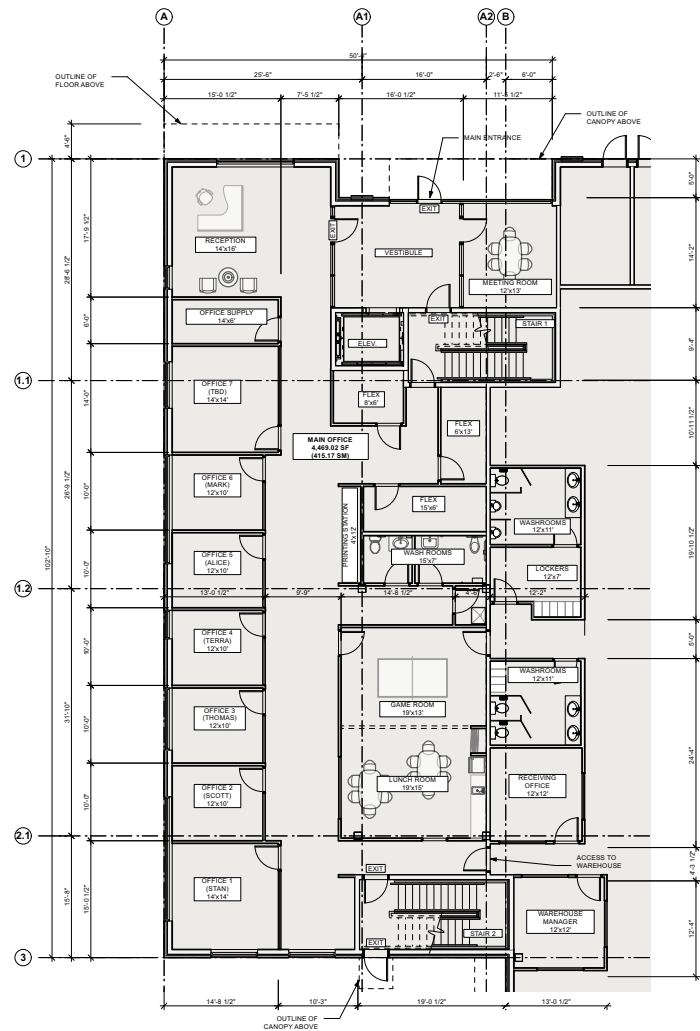


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SCALE: 1:450  
FILE: 2111

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2 MAIN OFFICE LEVEL 2  
1/16" = 1'-0"



1 MAIN OFFICE LEVEL 1  
1/16" = 1'-0"

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10	2022 05 27	ISSUED FOR COORDINATION
11	2022 09 07	RE-ISSUED FOR DP



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## ENLARGED FLOOR PLAN A 3.4

KCC ARCHITECTURE

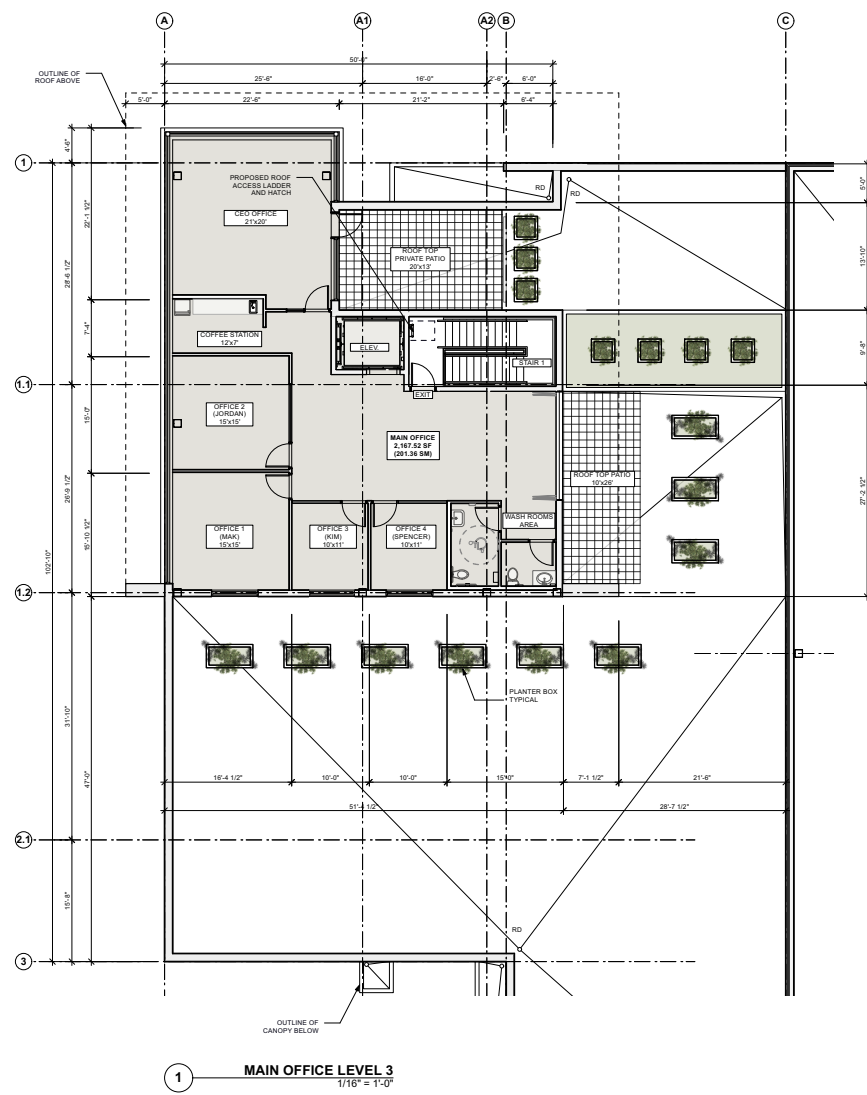
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CHECKED: KC

SCALE: AS NOTED

FILE: 2111

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10	2022 04 04	ISSUED FOR REVIEW R1
11	2022 05 27	ISSUED FOR COORDINATION
12	2022 09 07	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
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## ENLARGED FLOOR PLAN A 3.5



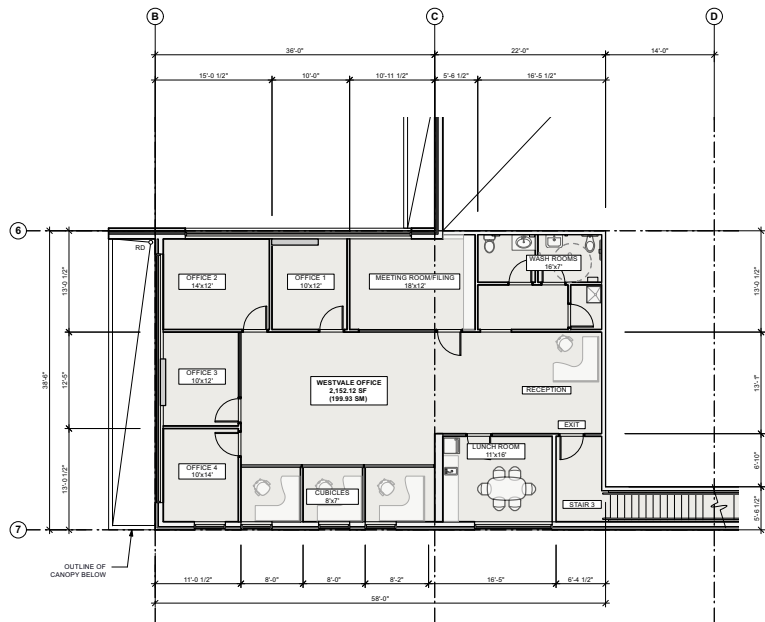
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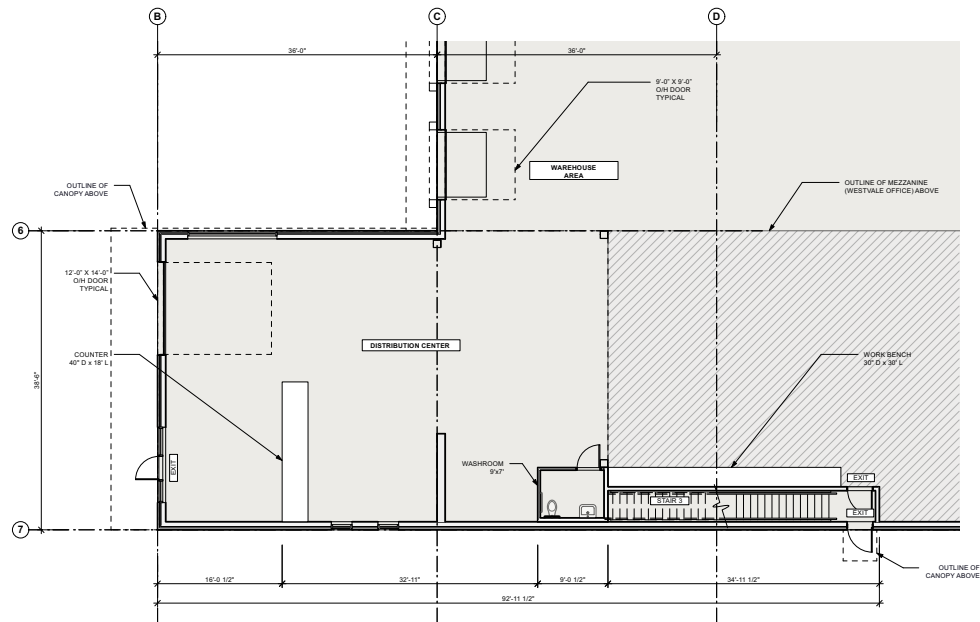
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1/16" = 1'-0"



**1 DISTRIBUTION CENTER LEVEL 1**  
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PROPOSED NEW DEVELOPMENT  
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**ENLARGED FLOOR PLAN A 3.6**



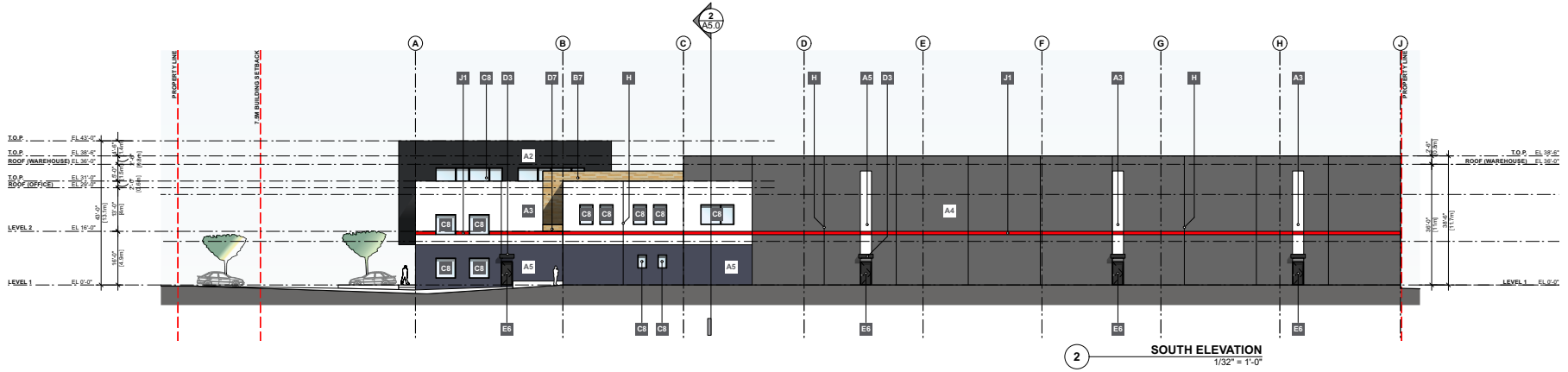
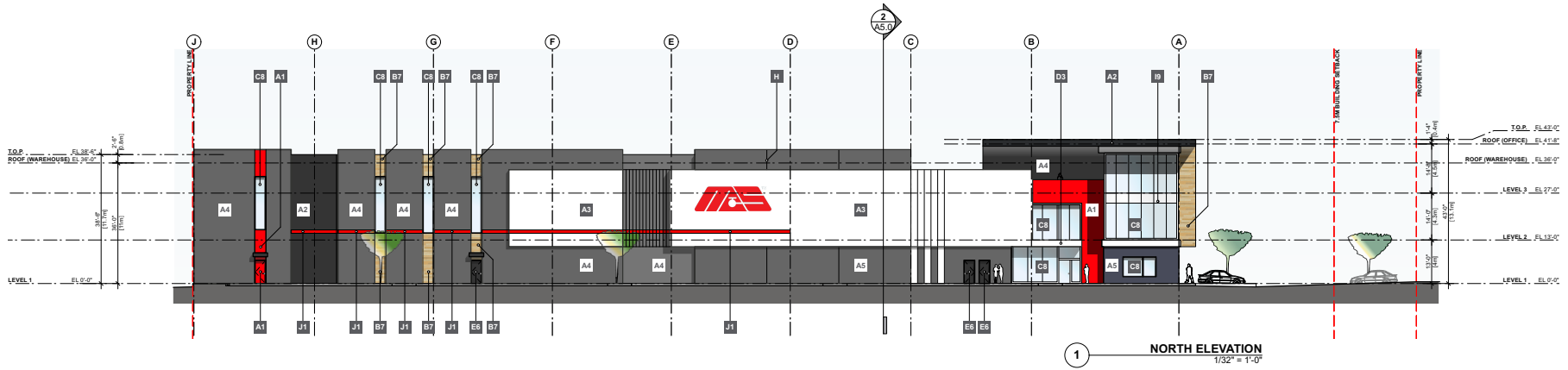
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SCALE: AS NOTED

FILE: 2111

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-FOR SITE GRADING INFO REFER TO CIVIL PLAN 21054-C4 DATED 2022 02 11 PREPARED BY CENTRA ENGINEERING LTD

-FOR LANDSCAPE PLAN REFER TO L-1 DATED 2022 02 27 PREPARED BY C KAVOULIANI & ASSOCIATES INC.

**MATERIAL LEGEND**

- |  |  |                       |
|--|--|-----------------------|
| <b>A</b> INSULATED TILT-UP CONCRETE PANEL<br>PAINTED | <b>F</b> INSULATED OVERHEAD DOOR<br>PAINTED (R15)<br>WEATHERSEAL | <b>J</b> PAINTED TRIM |
| <b>B</b> METAL FAUX WOOD PANEL                       | <b>G</b> PANEL JOINT   | <b>K</b> BOLLARDS     |
| <b>C</b> CURTAIN WALL                                | <b>H</b> SPANDREL PANEL  | <b>L</b> SOFFIT       |
| <b>D</b> CANOPY                                      |  |                       |
| <b>E</b> STEEL FRAME HOLLOW METAL DOOR               |  |                       |

**COLOUR LEGEND**

- |                                    |  |
|------------------------------------|--|
| <b>1</b> BENJAMIN MOORE<br>PAINT 1 | <b>6</b> BENJAMIN MOORE<br>PAINT 6                               |
| <b>2</b> BENJAMIN MOORE<br>PAINT 2 | <b>7</b> METAL FAUX WOOD PANEL<br>TYPE 1                         |
| <b>3</b> BENJAMIN MOORE<br>PAINT 3 | <b>8</b> BLACK ALUMINUM FRAME &<br>TRANSPARENT DOUBLE GLASS UNIT |
| <b>4</b> BENJAMIN MOORE<br>PAINT 4 | <b>9</b> SPANDREL<br>TYPE 1                                      |
| <b>5</b> BENJAMIN MOORE<br>PAINT 5 | <b>10</b> SOFFIT<br>TYPE 1                                       |

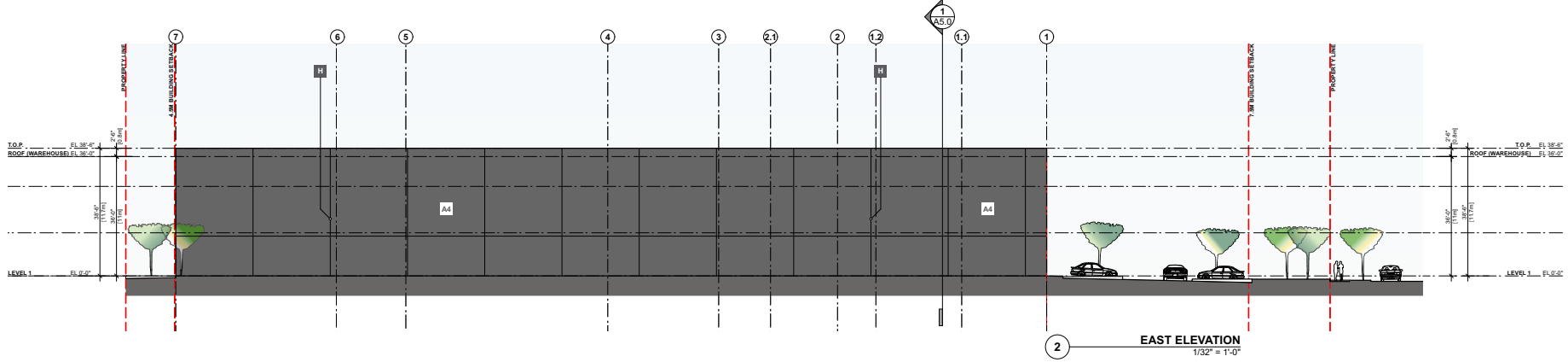
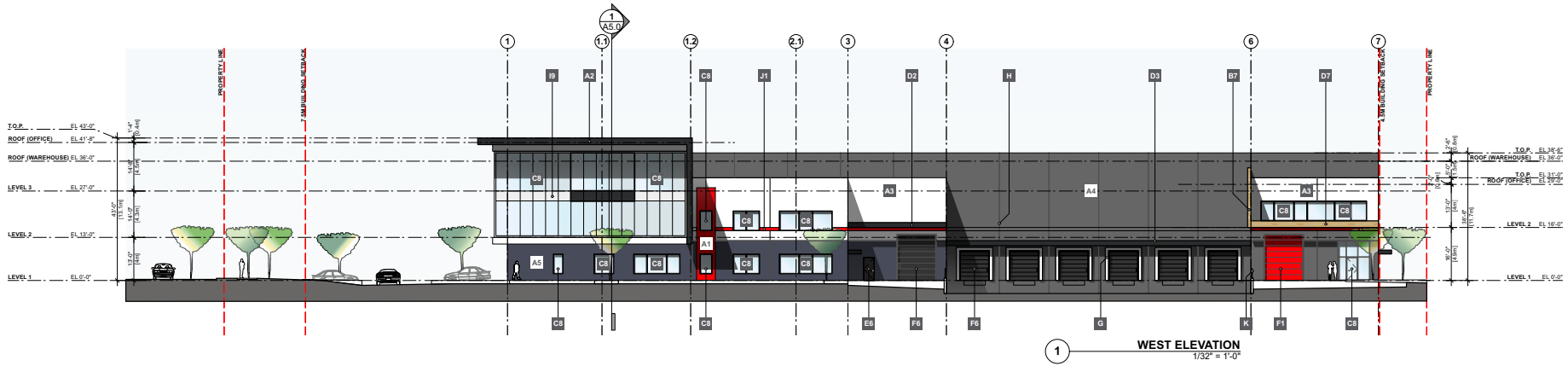
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**BUILDING ELEVATIONS A 4.0**





**MATERIAL LEGEND**

- |  |  |                       |
|--|--|-----------------------|
| <b>A</b> INSULATED TILT-UP CONCRETE PANEL<br>PAINTED | <b>F</b> INSULATED OVERHEAD DOOR<br>PAINTED (R15)<br>WEATHERSEAL | <b>J</b> PAINTED TRIM |
| <b>B</b> METAL FAUX WOOD PANEL                       | <b>G</b> CURTAIN WALL  | <b>K</b> BOLLARDS     |
| <b>C</b> CANOPY                                      | <b>H</b> PANEL JOINT   | <b>L</b> SOFFIT       |
| <b>E</b> STEEL FRAME HOLLOW METAL DOOR               | <b>I</b> SPANDREL PANEL  |                       |

**COLOUR LEGEND**

- |                                    |  |
|------------------------------------|--|
| <b>1</b> BENJAMIN MOORE<br>PAINT 1 | <b>6</b> BENJAMIN MOORE<br>PAINT 6                               |
| <b>2</b> BENJAMIN MOORE<br>PAINT 2 | <b>7</b> METAL FAUX WOOD PANEL<br>TYPE 1                         |
| <b>3</b> BENJAMIN MOORE<br>PAINT 3 | <b>8</b> BLACK ALUMINUM FRAME &<br>TRANSPARENT DOUBLE GLASS UNIT |
| <b>4</b> BENJAMIN MOORE<br>PAINT 4 | <b>9</b> SPANDREL<br>TYPE 1                                      |
| <b>5</b> BENJAMIN MOORE<br>PAINT 5 | <b>10</b> SOFFIT<br>TYPE 1                                       |

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- FOR SITE GRADING INFO REFER TO CIVIL PLAN 21054-C2 DATED 2022 02 11 PREPARED BY CENTRA ENGINEERING LTD
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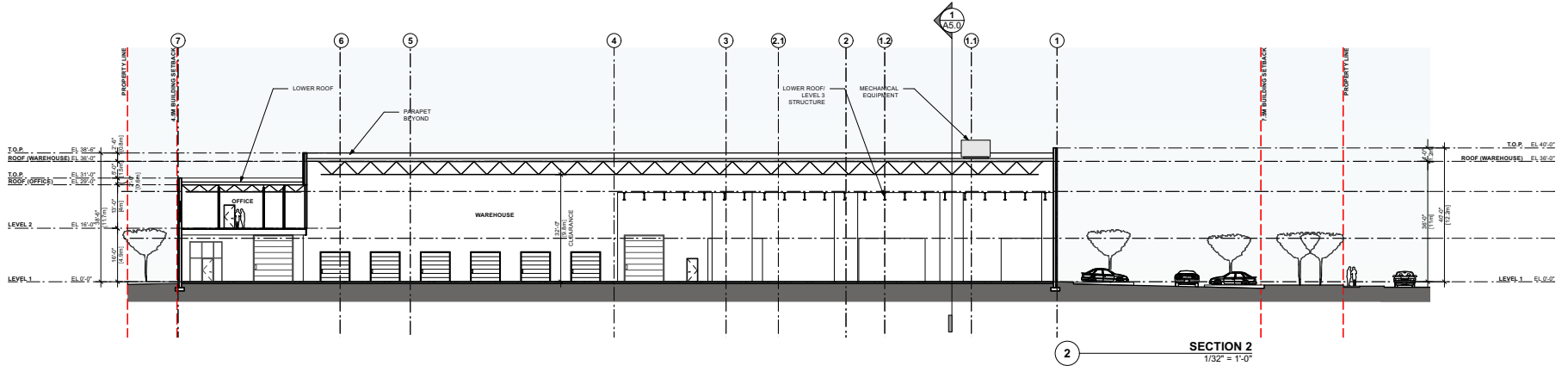
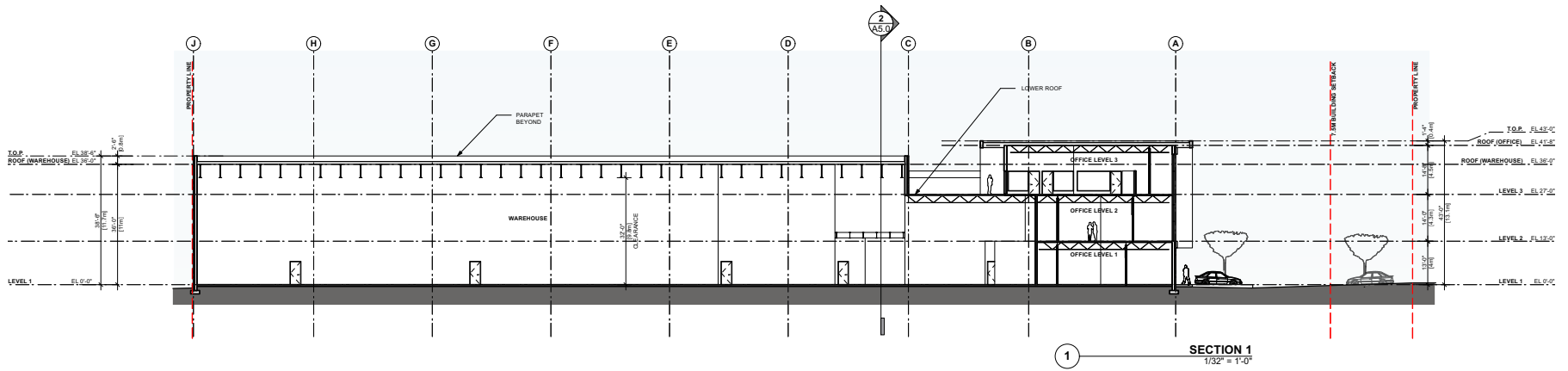
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**BUILDING ELEVATIONS A 4.1**





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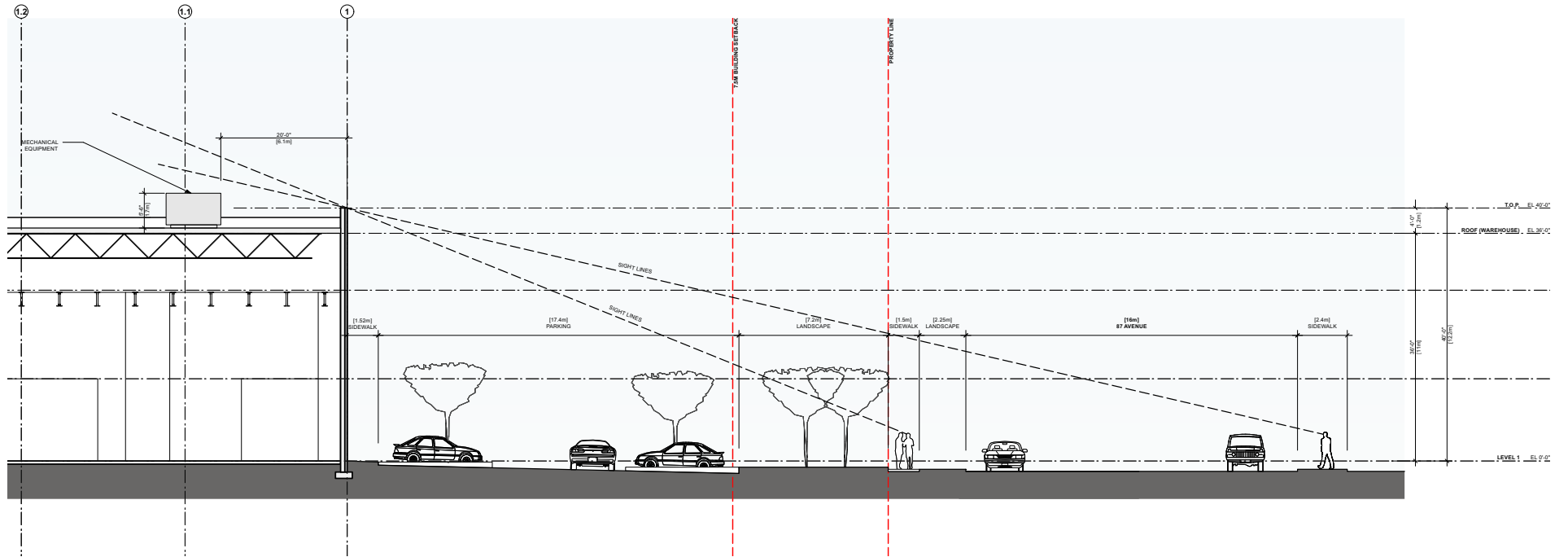
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**BUILDING SECTIONS**

**A 5.0**







1 — STREET SECTION  
1/16" = 1'-0"

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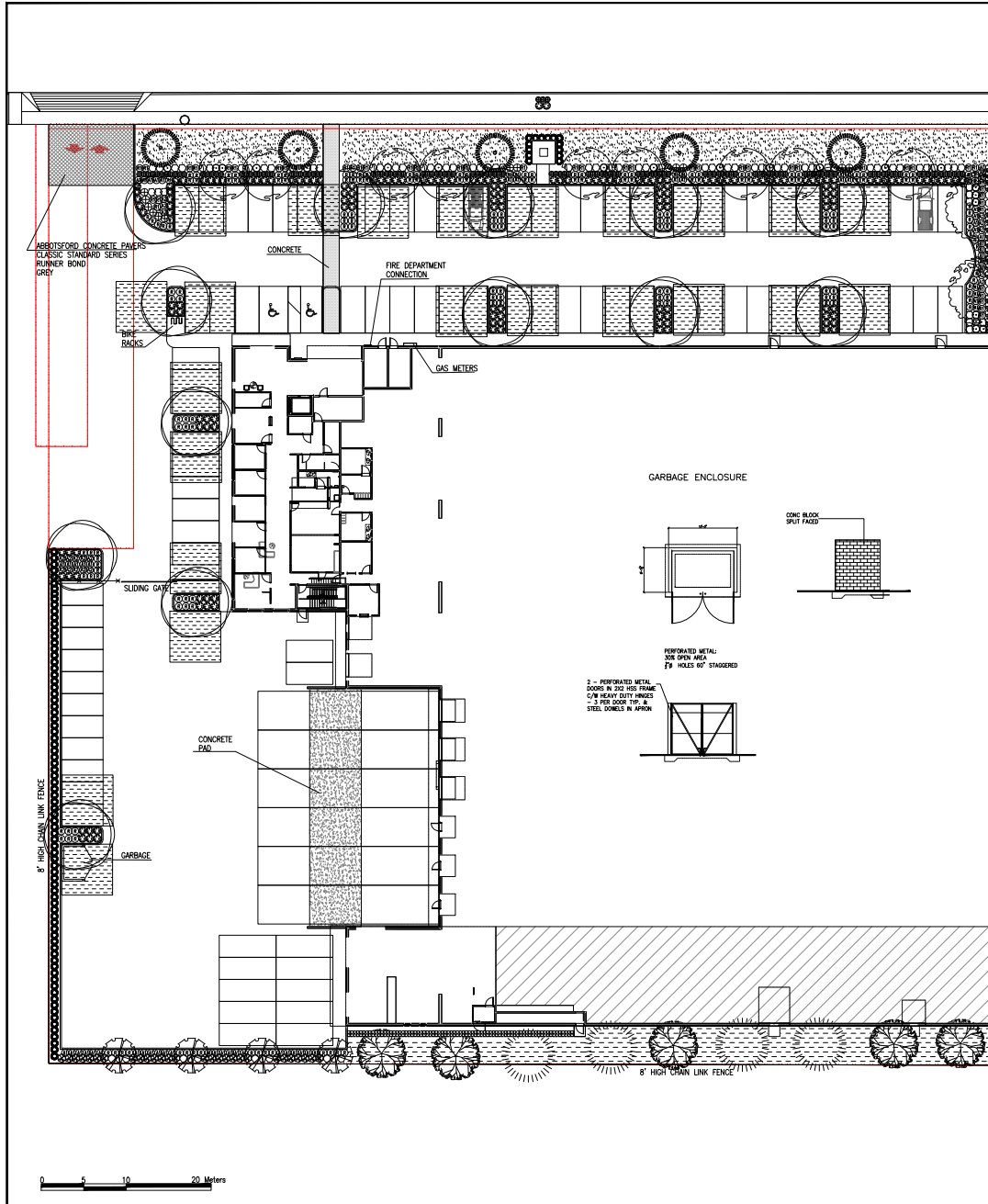


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12900 87 AVENUE  
SURREY BC

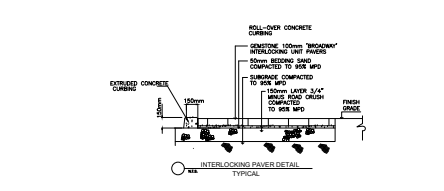
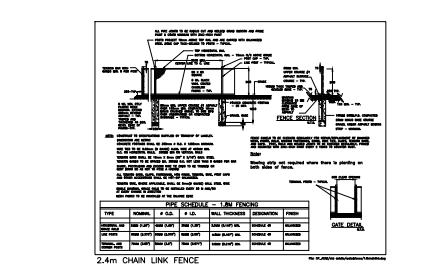
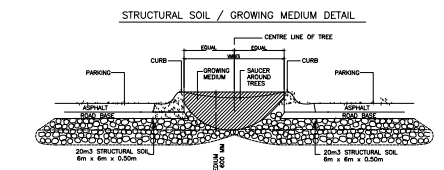
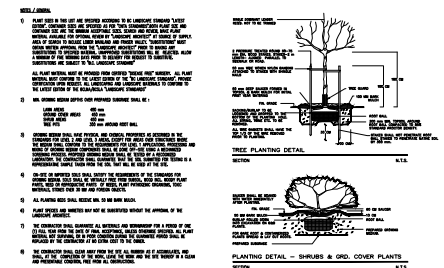
STREET SECTION

A 5.1





KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	QUERCUS ROBUR 'SHROOKEY'	SHROOKEY OAK	4	6 CM CAL.	AS SHOWN	B. & B.
○	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	9	6 CM CAL.	AS SHOWN	B. & B.
○	AZER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2	6 CM CAL.	AS SHOWN	B. & B.
○	AZER RUBRUM 'BONNALL'	BONNALL RED MAPLE	13	6 CM CAL.	AS SHOWN	B. & B.
○	CORNUS NUTTALLI	PACIFIC DOGWOOD	5	6 CM CAL.	AS SHOWN	B. & B.
○	TOXAIA HETEROPHYLLA	WESTERN HEALDOCK	5	3.00 METERS	AS SHOWN	B. & B.
○	THUJA PLICATA	WESTERN RED CEDAR	4	3.00 METERS	AS SHOWN	B. & B.
○	AZALEA JAPONICA 'NINO CRISGENT'	CRIMSON AZALEA	6	#3 POT	90 CM O.C.	
○	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	69	#3 POT	90 CM O.C.	
○	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	19	#3 POT	90 CM O.C.	
○	ABELIA SIMONIS 'CONQUEST'	EDWARD G. COCKER ABELIA	81	#3 POT	90 CM O.C.	
○	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	22	#3 POT	90 CM O.C.	
○	PIERIS JAPONICA 'TOWERS PLANE'	LET-OFF-THE-VALLEY	48	#3 POT	90 CM O.C.	
○	JUNIPERUS HORIZONTALIS 'BLUE CARPET'	BLUE CARPET JUNIPER	173	#3 POT	90 CM O.C.	
○	ROSA MEDIALAND 'PINK'	PINK MEDIALAND ROSE	198	#3 POT	90 CM O.C.	
○	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	36	#3 POT	90 CM O.C.	
○	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	4	#3 POT	90 CM O.C.	
○	PRUNUS LAUROCESTRIS 'OTTO LUYKHOFF'	OTTO LUYKHOFF LAUREL	128	#3 POT	70 CM O.C.	
○	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	94	1-50 METERS	70 CM O.C.	
○	GALUTHERIA SHALLOM	SALAL	750	#2 POT	50 CM O.C.	



STRUCTURAL SOIL  
6m x 6m x 0.50m

DATE	REVISIONS	NO.
SEP/22	CITY COMMENTS	4
SEP/22	REVISED SITE PLAN	3
SEP/22	REVISED SITE PLAN	2
FEB/22	REVISED SITE PLAN	1

C.KAVOLINAS & ASSOCIATES INC.  
SCSA CSA  
2462 JONGUL COURT  
ABBOTSFORD, B.C.  
V3G 3E8  
PHONE (604) 857-2376

CLIENT  
RAM CONSTRUCTION  
ATTENTION: HARRY EVANS  
SUITE #101  
9369 BROWN WAY  
DELTA, B.C.  
V4G 1G2

TITLE  
PLAN VIEW  
LANDSCAPE PLAN  
PROPOSED DEVELOPMENT  
FOR MA STEWART  
12900 - 87 AVENUE  
SURREY, B.C.

SCALE	DATE
1:250	NOV/21
DRAWN	CHKD
ENCL	
APPROV	AS BULK

PRINTED  
JOB No.  
DRAWING No.  
L-1

---

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

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

DATE: **September 12, 2022** PROJECT FILE: **7822-0098-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 12900 87 Ave**

### **DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit.

### **BUILDING PERMIT**

The following are required as a condition of the subsequent Building Permit issuance:

#### ***Property and Right-of-Way Requirements***

- Register 0.50 m Statutory Right-of-Way (SRW) along 87 Avenue.

#### ***Works and Services***

- Construct south side of 87 Avenue.
- Construct 300mm water main along 87 Avenue.
- Provide water, storm, and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required as a condition of Building Permit.



Jeff Pang, P.Eng.  
Development Services Manager

BD

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 7822-0098-00


Address: 12900 - 87 Avenue

Registered Arborist: Corey Plester #PN-8523A

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)	12
<b>Protected Trees to be Removed</b>	12
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b> Red Alder/ Black Cottonwood and Dead Trees Requiring 1 to 1 Replacement Ratio $7 \times \text{one (1)} = 7$  All other Trees Requiring 2 to 1 Replacement Ratio $5 \times \text{two (2)} = 10$	17
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	TBD

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 $0 \times \text{one (1)} = 0$  - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times \text{two (2)} = 0$	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.

<p>Signature of Arborist: </p>	<p>Date: September 23, 2022</p>
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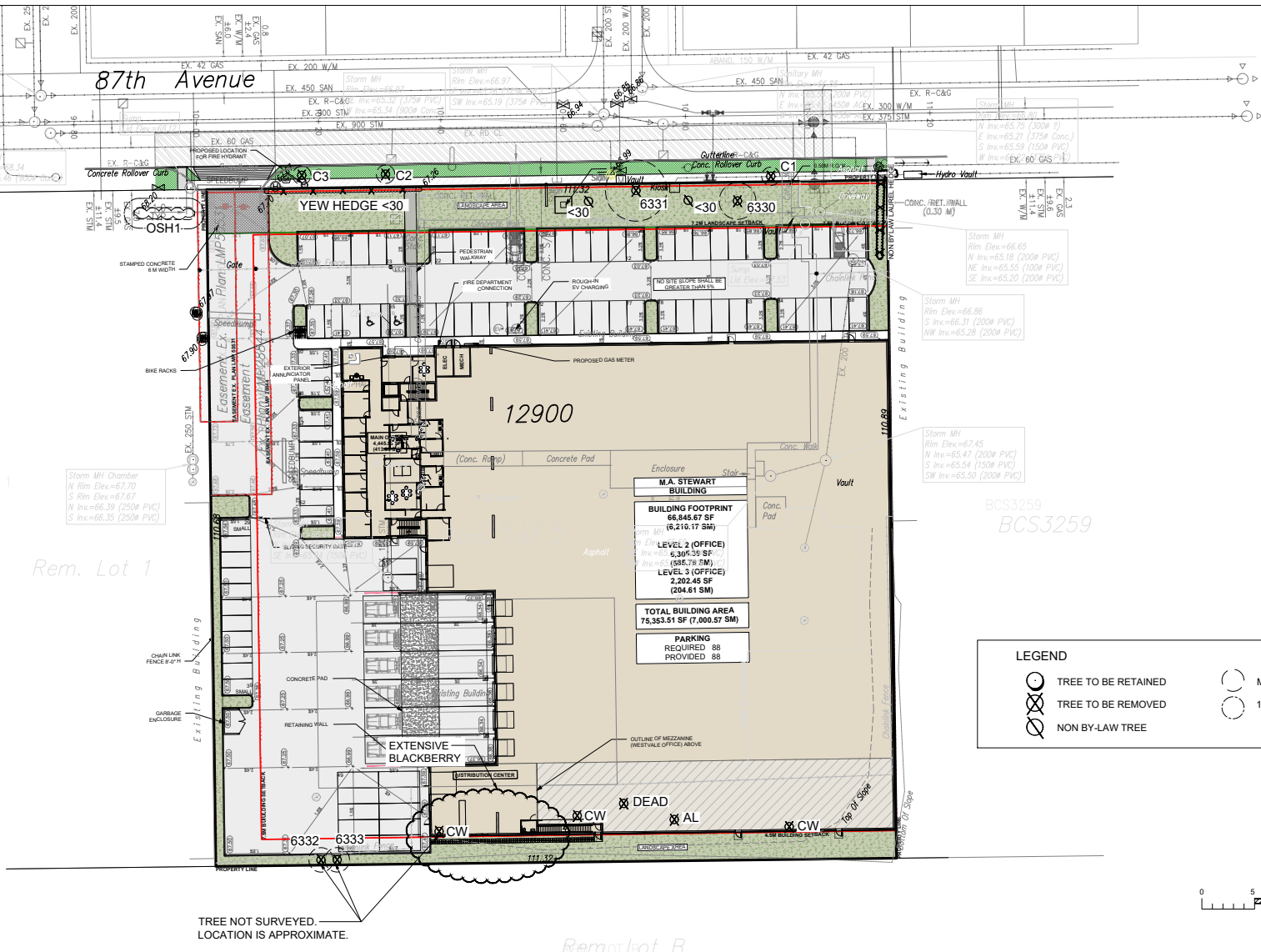


Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





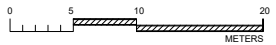
87th Avenue



**M.A. STEWART BUILDING**  
**BUILDING FOOTPRINT**  
 66,845.67 SF  
 (6,210.17 SM)  
**LEVEL 2 (OFFICE)**  
 5,305.39 SF  
 (508.78 SM)  
**LEVEL 3 (OFFICE)**  
 2,202.45 SF  
 (204.61 SM)  
**TOTAL BUILDING AREA**  
 75,353.51 SF (7,000.57 SM)  
**PARKING**  
 REQUIRED 88  
 PROVIDED 88

**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- MINIMUM NO-DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE



TREE NOT SURVEYED.  
 LOCATION IS APPROXIMATE.

NO.	DATE	BY	REVISION
1	JUN10/22	MK	SITE PLAN
2	SEPT01/22	MK	SITE PLAN
3	SEPT23/22	MK	SITE & CIVIL PLAN

**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

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**PROJECT TITLE**  
 12900 87 AVENUE  
 SURREY, B.C.

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

**CIENT**  
 \_\_\_\_\_

**DRAWN**  
 AA

**SCALE**  
 AS SHOWN

**DATE**  
 DECEMBER 9, 2021

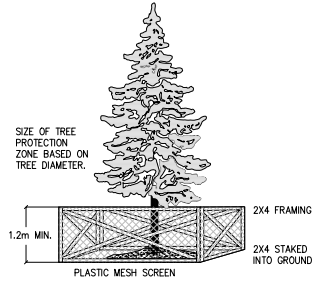
**T-1**  
 SHEET 1 OF 2



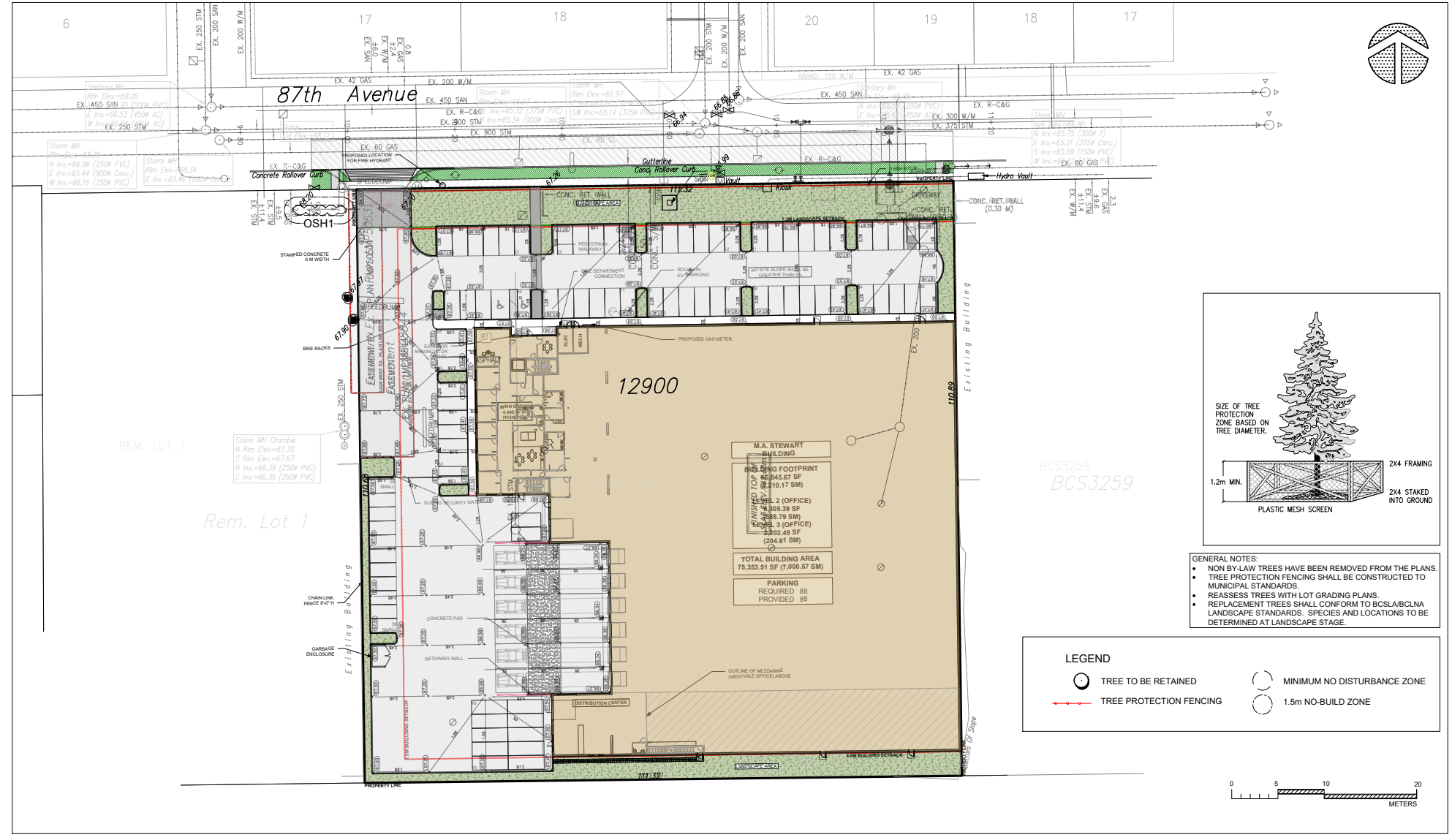
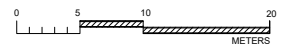
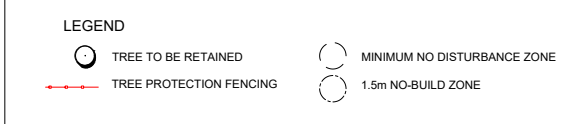
87th Avenue

12900

M.A. STEWART BUILDING  
 BUILDING FOOTPRINT  
 LEVEL 1 (OFFICE)  
 805.67 SF (74.61 SM)  
 LEVEL 2 (OFFICE)  
 805.39 SF (74.57 SM)  
 LEVEL 3 (OFFICE)  
 102.44 SF (20.46 SM)  
 TOTAL BUILDING AREA  
 76,383.51 SF (7,000.57 SM)  
 PARKING  
 REQUIRED 88  
 PROVIDED 88



- GENERAL NOTES:
- NON-BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
  - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
  - REASSESS TREES WITH LOT GRADING PLANS.
  - REPLACEMENT TREES SHALL CONFORM TO BC/SLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



NO.	DATE	BY	REVISION
1	JUN10/22	MK	SITE PLAN
2	SEPT01/22	MK	SITE PLAN
3	SEPT23/22	MK	SITE & CIVIL PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
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PROJECT TITLE  
**12900 87 AVENUE**  
 SURREY, B.C.

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**

CIENT

DRAWN  
 AA

SCALE  
 AS SHOWN

DATE  
 DECEMBER 9, 2021

**T-2**  
 SHEET 2 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0098-00

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: 023-477-792

Lot 2 Except: Part Dedicated Road on Plan LMP28843 Section 29 Township 2 New Westminster  
District Plan LMP28842

12900 - 87 Avenue

(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 the "Light Impact Industrial 1 Zone (IL)" the minimum rear yard setback (south) is reduced from 7.5 metres to 4.5 metres to the principal building face.
4. This development variance permit applies to only 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 .

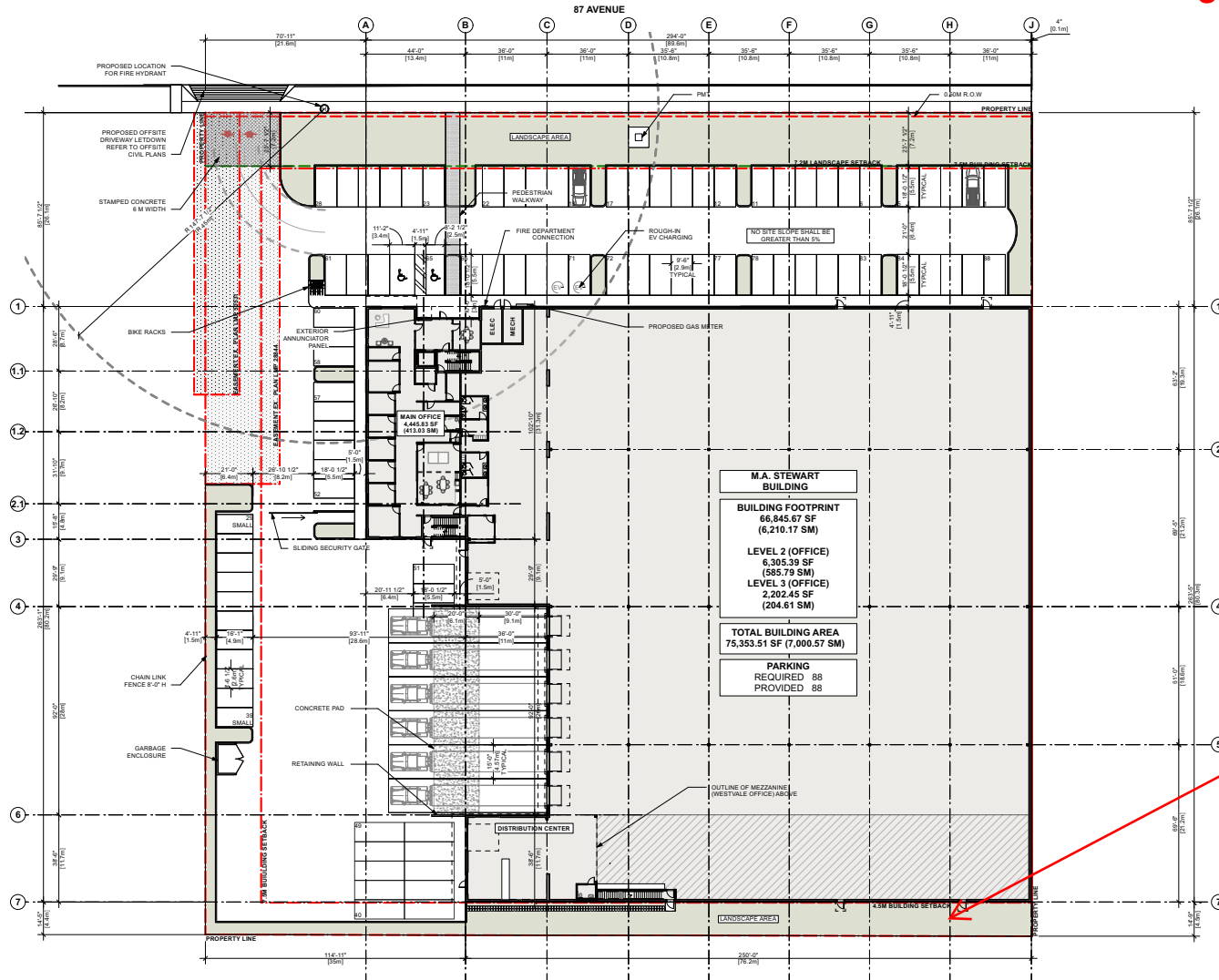
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Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli





Rear yard (south) setback reduced from 7.5m to 4.5m

**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO FILE MRA-1037070 PLO DATED OCTOBER 27, 2021 PREPARED BY TERRA PACIFIC LAND SURVEYING
- FOR SITE GRADING INFO REFER TO CIVIL PLAN 21054-C2 DATED 2022 02 11 PREPARED BY CENTRALS ENGINEERING LTD.
- FOR LANDSCAPE PLAN REFER TO L-1 DATED 2022 02 27 PREPARED BY C KAVOULIAN & ASSOCIATES INC.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL ASSESSMENT REPORT GA21-1209-00 DATED JULY 26, 2021 PREPARED BY GEOWEST ENGINEERING LTD.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE ROUGH-INS FOR EXTERNAL EV CHARGERS

NO.	DATE	ISSUANCE
10	2022 03 14	ISSUED FOR FINAL REVIEW
11	2022 03 23	ISSUED FOR DP
12	2022 08 19	ISSUED FOR COORDINATION
13	2022 08 29	ISSUED FOR COORDINATION
14	2022 09 07	RE-ISSUED FOR DP
15	2022 09 12	RE-ISSUED FOR DP
16	2022 09 15	ISSUED FOR COORDINATION
17	2022 09 15	RE-ISSUED FOR DP

NO.	DATE	ISSUANCE
10	2022 03 14	ISSUED FOR FINAL REVIEW
11	2022 03 23	ISSUED FOR DP
12	2022 08 19	ISSUED FOR COORDINATION
13	2022 08 29	ISSUED FOR COORDINATION
14	2022 09 07	RE-ISSUED FOR DP
15	2022 09 12	RE-ISSUED FOR DP
16	2022 09 15	ISSUED FOR COORDINATION
17	2022 09 15	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
FOR M.A. STEWART  
12900 87 AVENUE  
SURREY BC

SITE PLAN

A 2.0



DRAWN: AA  
CHECKED: KC

SCALE: 1" = 50'-0"

FILE: 2111

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 300 13300 Croydon Drive Surrey BC V3Z 0Z5 Tel 604 283 0912