

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0118-00

Planning Report Date: October 3, 2022

PROPOSAL:

- **Development Variance Permit**

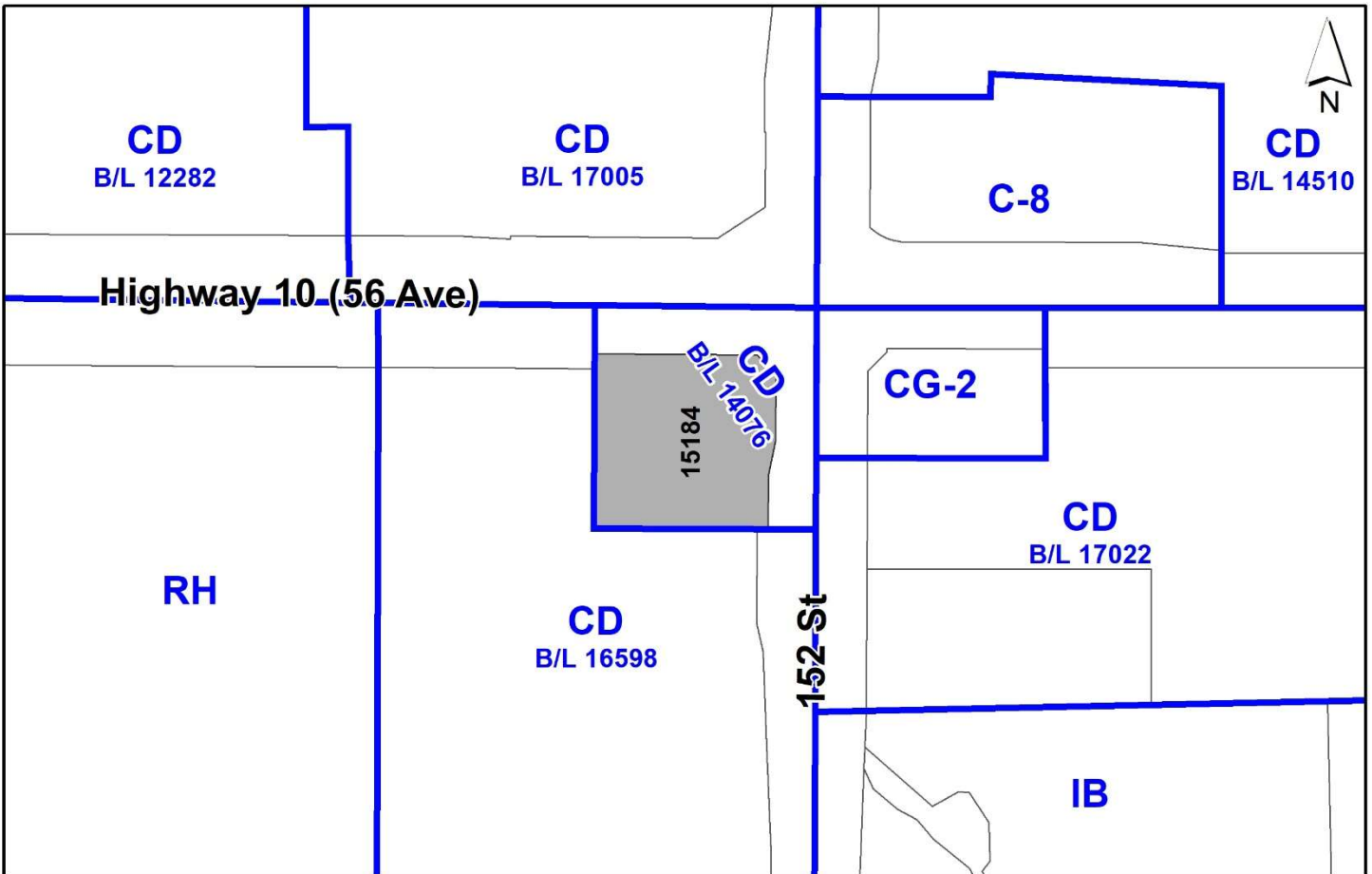
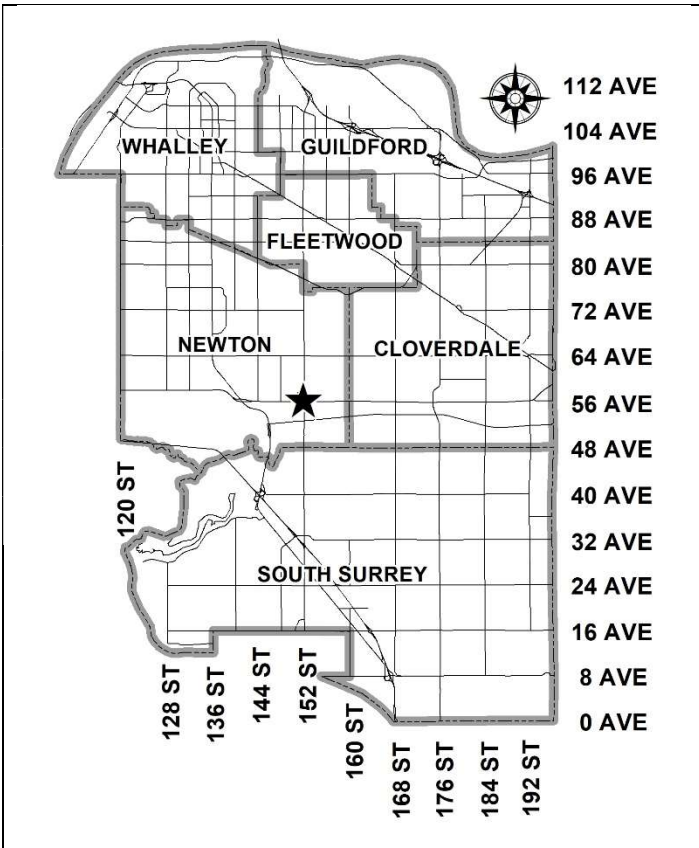
to permit the development of EV charging stations.

LOCATION: 15184 - No 10 (56 Avenue) Highway

ZONING: CD

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Gas Station



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the setback requirements of the CD Zone.

RATIONALE OF RECOMMENDATION

- The proposed setbacks will allow the installation of electric vehicle (EV) fast charging stations, which supports OCP policy to encourage infrastructure redevelopment and additions to allow for electric vehicle charging stations.
- The proposed EV fast charging stations will be installed on existing parking stalls. Minimum parking requirements will be met on site.
- The existing landscaping plan will be minimally impacted by the addition of EV fast charging stations and infrastructure on the site.
- A minor amendment for Development Permit 7897-0071-00 would be supported by Planning & Development, subject to approval of Development Variance Permit 7922-0118-00, to account for the addition of the EV fast charging stations on site.
- Part 7 of the Zoning Bylaw, Special Building Setbacks, states that setbacks on a lot abutting an existing or future highway as shown on the “Surrey Major Road Allowance Map”, attached as Schedule K to the Surrey Subdivision and Development Bylaw, are to be calculated from the ultimate property line. A Special Building Setback of 2.0 metres is required along 152 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0118-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum flanking side yard setback of the CD Zone from 12 metres to 0.37 metres for Accessory Buildings and Structures to allow for the construction of electric vehicle charging stations and accompanying infrastructure;
 - (b) to reduce the front yard setback of the CD Zone from 12 metres to 3.34 metres for Accessory Buildings and Structures to allow for the construction of electric vehicle charging stations and accompanying infrastructure;

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/(NCP) Designation	Existing Zone
Subject Site	Gas Station	Mixed Employment/Gas Station	CD
North (Across Highway 10 (56 Avenue)):	Public Plaza	Commercial/Commercial	CD
East (Across 152 Street):	Gas Station	Mixed Employment/(N/A)	CG-2
South:	Office Complex	Mixed Employment/Proposed Business Park	CD
West:	Commercial Building	Mixed Employment/Proposed Business Park	CD

Context & Background

- The subject site is located at 15184 - Highway 10 (56 Ave) on the southwest corner of the intersection of 56 Avenue and 152 Street. The property is approximately 3,164 square metres.
- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP).
- The property has an existing gas station that will be retained.

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposal is a Development Variance Permit to reduce the side yard and front yard setback requirements for Accessory Buildings and Structures to allow for electric vehicle charging stations and accompanying infrastructure.
- The application proposes a minor amendment to Development Permit No. 7897-0071-00 in order to accommodate changes to the landscaping where the EV charging stations and accompanying infrastructure will be located. Should the subject proposal be supported by Council, staff will consider the proposed changes through a minor amendment to Development Permit No. 7897-0071-00 as part of the Building Permit application associated with this proposal . Changes proposed include the following:
 - removal of select shrubs and landscaping features, and the refurbishment of existing planting beds and shrubs;
 - removal of 1 tree, to be replaced by two trees;
 - removal of wooden arbor posts and concrete path at the northeast corner of the site, and replacement with concrete path approximately 1 metre west; and
 - addition of planting and fencing to screen EV equipment and infrastructure.
- The proposal is consistent with the following OCP policies:
 - C1.27 Consider energy efficiency in community planning and building design. Support land uses, development plans, transportation, and utility infrastructure, building forms and energy alternatives that increase energy efficiency and conservation in a sustainable manner;
 - C1.34 Encourage upgrading of existing buildings during alterations, additions, or redevelopment to accommodate infrastructure for solar hot water and/or electric vehicle charging stations.
- Corporate Report O-58 require that new gas stations provide alternative fuel infrastructure in conjunction with the gas station. The proposed development serves the goals of this policy by providing alternative fuel infrastructure on an existing lot.

Referrals

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

Transportation Considerations

- The proposed variance will allow for the expansion of the City's EV charging station network, supporting OCP policies to expand energy efficient transportation infrastructure.

- The EV fast charging stations will be located on the east side of the site, adjacent to existing parking stalls. An additional stall will be located on the west side of the property to account for the conversion of regular parking stalls to stalls for EV charging. The proposed site plan will convert 2 parking stalls to EV charging stations and add one parking stall. In total, there will be 4 regular stalls, 1 handicap stall, and 2 EV charging stalls for a total of 7 stalls.

Sustainability Considerations

- The proposed development will provide alternative fuel infrastructure on an existing lot.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum flanking side yard setback of the CD Zone from 12 metres to 0.37 metres for Accessory Buildings and Structures to allow for the construction of electric vehicle charging stations and accompanying infrastructure;
 - to reduce the front yard setback of the CD Zone from 12 metres to 3.34 metres for Accessory Buildings and Structures to allow for the construction of electric vehicle charging stations and accompanying infrastructure;
- Part 7 of the Zoning Bylaw, Special Building Setbacks, states that setbacks on a lot abutting an existing or future highway as shown on the "Surrey Major Road Allowance Map", attached as Schedule K to the Surrey Subdivision and Development Bylaw, are to be calculated from the ultimate property line. According to the Surrey Major Road Allowance Map, a 2.0 metre Special Setback along 152 street is required. The total minimum setback along 152 Street will be 2.37 metres to the EV charging station infrastructure, and 0.37 metres from the ultimate property line.
- The proposed setback variances will allow for the construction of EV charging stations on site. This meets OCP policy direction to expand energy efficient transportation infrastructure and encourage building and site upgrades that accommodate EV charging stations.
- The proposed site plan will convert 2 stalls to EV charging stations and add one parking stall to allow the site to meet the minimum required parking requirements. In total, there will be 4 regular stalls, 1 handicap stall, and 2 EV charging stalls for a total of 7 stalls.
- Staff support the requested variances to proceed for consideration.

TREES

- Jason Cross, ISA Certified Arborist of Davey Resource Group, 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Katsura	4	0	4
Grand Fir	2	0	2
Maple	10	1	9
Coniferous Trees			
Pine	4	0	4
Magnolia	2	0	2
Total (excluding Alder and Cottonwood Trees)	22	1	21
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		23	

- The Arborist Assessment states that there are a total of 22 mature trees on the site and no Alder and Cottonwood trees. It was determined that 21 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 2 to 1 replacement ratio. This will require a total of 2 replacement trees on the site. The applicant is proposing 2 replacement trees meeting City requirements.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Structure Elevations, Landscape Plans
- Appendix II. Summary of Tree Survey and Tree Preservation
- Appendix III. Development Variance Permit No. 7922-0118-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

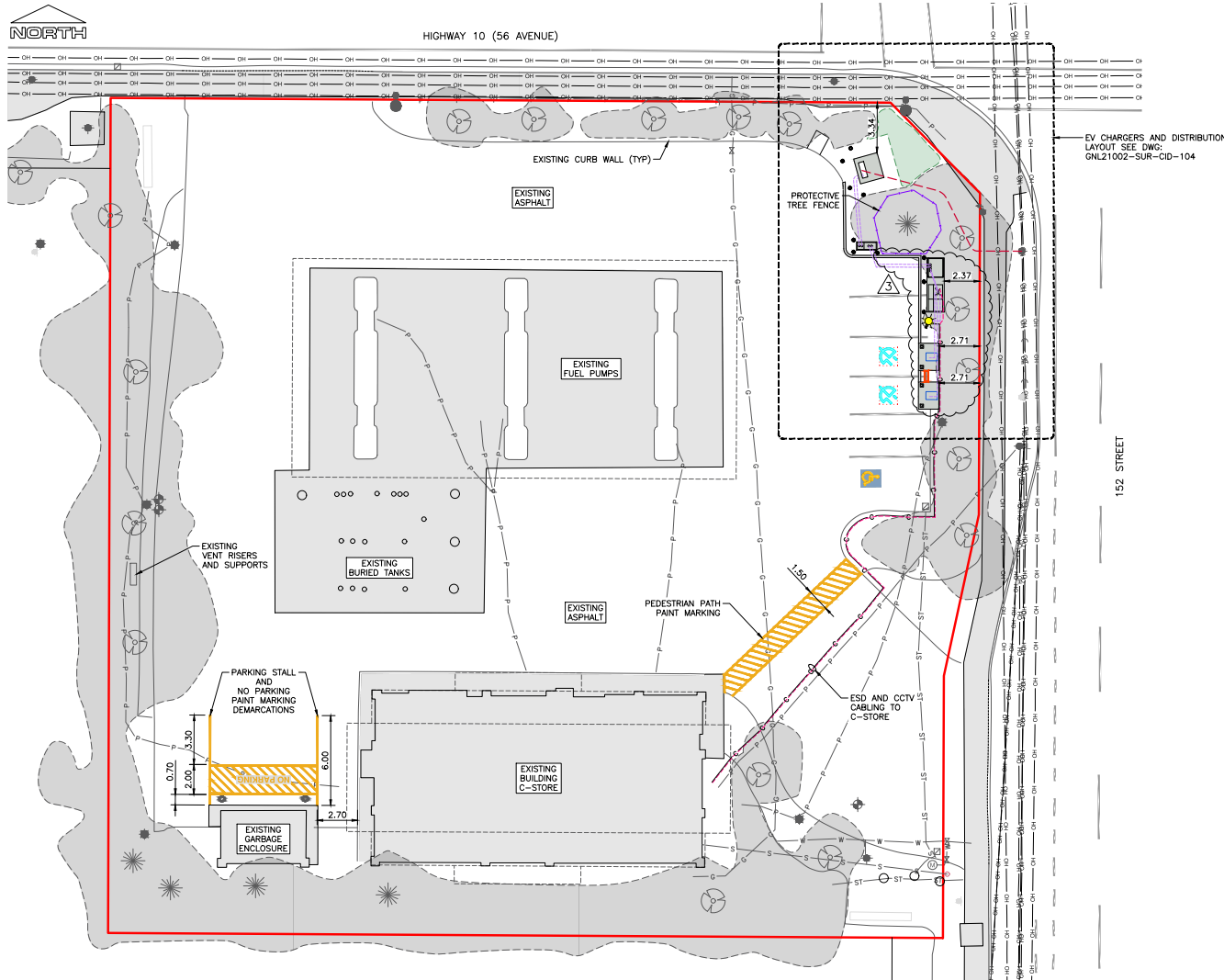
SDC/cm

NOTES

- ALL DIMENSIONS ARE IN METRES AND DECIMALS UNLESS NOTED OTHERWISE.
- EXISTING SITE DATA BASED ON SURVEY INFORMATION SUPPLIED BY GEOVERA DATED 2021-04-06.

LEGEND

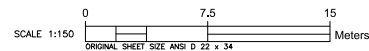
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING VEGETATION
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SITE LIGHT
- EXISTING STREET LIGHT DAVIT
- EXISTING HYDRO POLE
- EXISTING POLE ANCHOR
- EXISTING SIGN
- EXISTING MONITORING WELL
- PROPERTY LINE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER SERVICE
- EXISTING UNDERGROUND STORM DRAIN SERVICE
- EXISTING UNDERGROUND SEWER SERVICE
- EXISTING UNDERGROUND WATER SERVICE
- EXISTING UNDERGROUND GAS SERVICE
- CONCRETE
- PROPOSED UNDERGROUND MV CABLE ROUTE
- PROPOSED UNDERGROUND LV CABLE ROUTE
- PROPOSED UNDERGROUND ESD CABLE ROUTE
- PROPOSED UNDERGROUND CCTV CABLE ROUTE
- PROPOSED SITE LIGHT



SITE PLAN
SCALE: 1:150

CAUTION!
CALL BEFORE YOU DIG
CONTRACTOR SHALL REFER TO MUNICIPAL/CIVIL DESIGN DRAWINGS FOR ALL UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR PRIOR TO INITIATING ANY GROUND DISTURBANCE.

HIGHER GROUND CONSULTING EGBC PERMIT TO PRACTICE: 1000668

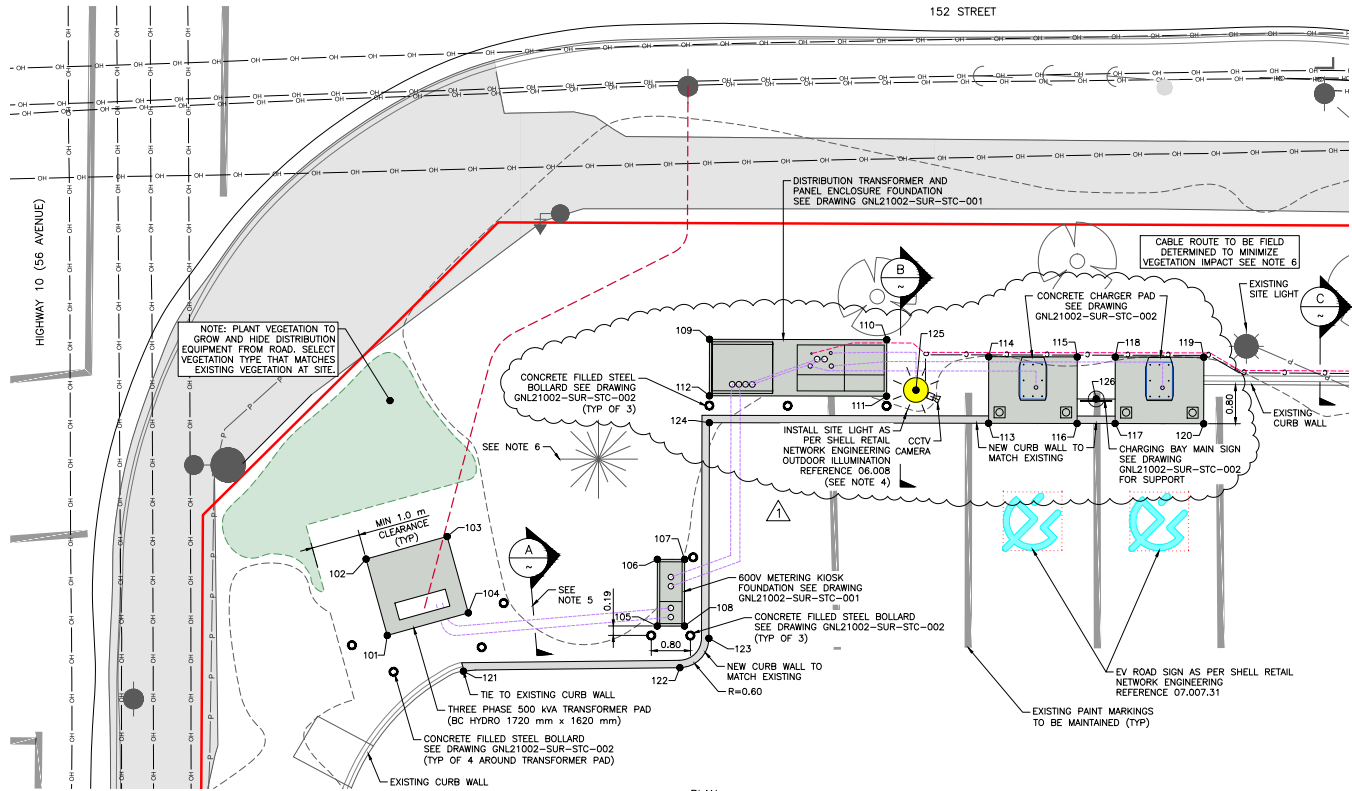


ORIGINAL WET SEAL ON FILE
SIGNED BY L.R. MARTIN
DATED JULY 11, 2022

NUMBER	REFERENCE DRAWINGS TITLE	NO.	ISSUE	REVISIONS				
				DATE	BY	CHK'D	ENG	APP'D
		A	ISSUED FOR REVIEW	2021.NOV.23	KS	TK	LM	LM
		B	ISSUED FOR REVIEW	2022.MAY.02	KS	TK	LM	LM
		0	ISSUED FOR CONSTRUCTION	2022.MAY.20	KS	TK	LM	LM
		1	RE-ISSUED FOR CONSTRUCTION	2022.JUN.02	KS	TK	LM	LM
		2	RE-ISSUED FOR CONSTRUCTION	2022.JUN.14	KS	LM	TK	LM
		3	RE-ISSUED FOR CONSTRUCTION	2022.JUL.11	KS	TK	LM	LM

 	 A Member of the Shell Group 15184 56 AVENUE SURREY, BC
	SHELL EV CHARGING STATIONS SITE LAYOUT
PROJ. NO. GNL21002 CADFILE GNL21002-SUR-0D-103 SCALE AS NOTED	DRAWING NO. GNL21002-SUR-CID-103
	REV. 3

DESIGNED: 2022-07-11 2:08:57 PM BY: KURT
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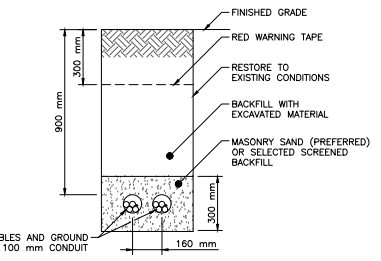
- NOTES**
- ALL DIMENSIONS ARE IN METRES AND DECIMALS UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE UTM ZONE 10 NAD 83 DATUM, GRID COORDINATES.
 - EXISTING SITE DATA BASED ON SURVEY INFORMATION SUPPLIED BY GEVERRA DATED 2021-04-06.
 - LARSON ELECTRONIC LED LIGHT PART No. LEDPFL-150W GENERAL AREA LED LIGHT, 11,500 LUMENS, 100W, 5000K, 110DEG 3.5 m FROM GROUND.
 - TRENCH DETAIL TO BE CONFIRMED BY BC HYDRO PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR TO MINIMIZE DISTURBANCE TO EXISTING TREES AND VEGETATION AS PER PROJECT ARBORISTS RECOMMENDATIONS.

- LEGEND**
- PROPERTY LINE
 - - - - - PROPOSED UNDERGROUND MV CABLE ROUTE
 - - - - - PROPOSED UNDERGROUND LV CABLE ROUTE
 - - - - - PROPOSED UNDERGROUND ESD CABLE ROUTE
 - - - - - PROPOSED UNDERGROUND CCTV CABLE ROUTE

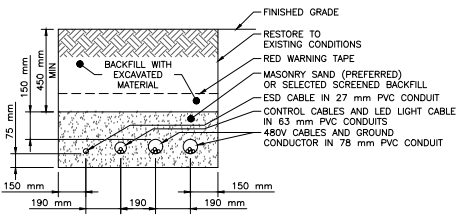
POINT TABLE		
POINT #	NORTHING	EASTING
101	5439063.22	514500.48
102	5439063.66	514502.04
103	5439062.00	514502.50
104	5439061.57	514500.94
105	5439057.71	514500.67
106	5439057.70	514502.03
107	5439057.15	514502.03
108	5439057.15	514500.67
109	5439056.64	514506.52
110	5439053.02	514506.52
111	5439053.02	514505.36
112	5439056.64	514505.37
113	5439050.93	514504.81
114	5439050.93	514506.17
115	5439049.12	514506.17

POINT TABLE		
POINT #	NORTHING	EASTING
116	5439049.13	514504.81
117	5439048.35	514504.81
118	5439048.35	514506.16
119	5439046.54	514506.16
120	5439046.54	514504.80
121	5439061.67	514499.74
122	5439057.24	514499.82
123	5439056.65	514500.42
124	5439056.64	514504.82
125	5439052.42	514505.49
126	5439048.74	514505.31

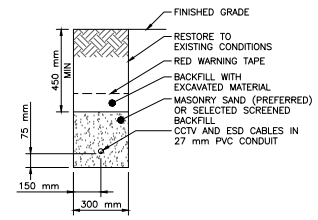
PLAN
SCALE: 1:50



A SECTION - SERVICE ENTRANCE
NTS



B SECTION - CABLE FOR ABB CHARGERS
NTS

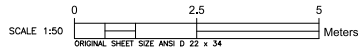


C SECTION - CABLES TO C-STORE
NTS

CAUTION!
CALL BEFORE YOU DIG
CONTRACTOR SHALL REFER TO MUNICIPAL/CIVIL DESIGN DRAWINGS FOR ALL UTILITIES, SERVICE LOCATIONS AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR PRIOR TO INITIATING ANY GROUND DISTURBANCE.

NUMBER	REFERENCE DRAWINGS	TITLE	NO.	ISSUE	REVISIONS	DATE	BY	CHK'D	ENG	APP'D
A			1	ISSUED FOR REVIEW		2021.NOV.23	KS	TK	LM	LM
B			1	ISSUED FOR REVIEW		2022.MAY.02	KS	TK	LM	LM
0			1	ISSUED FOR CONSTRUCTION		2022.MAY.20	KS	TK	LM	LM
1			1	RE-ISSUED FOR CONSTRUCTION		2022.JUL.11	KS	TK	LM	LM

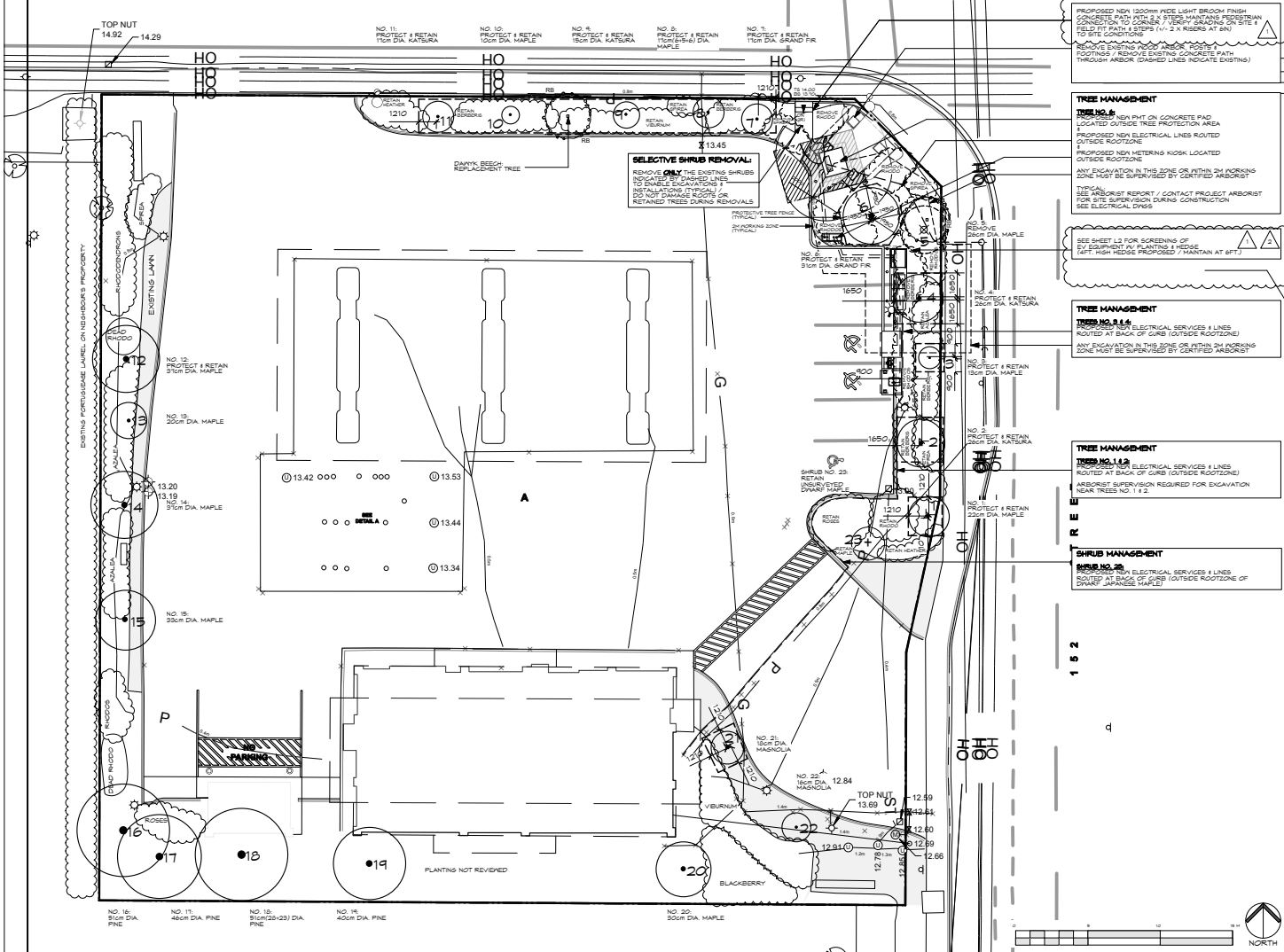
HIGHER GROUND CONSULTING EGOB PERMIT TO PRACTICE: 1000668



ORIGINAL WET SEAL ON FILE
SIGNED BY L.R. MARTIN
DATED JULY 11, 2022

 	 A Member of the Shell Group 15184 56 AVENUE SURREY, BC
	SHELL EV CHARGING STATIONS EV CHARGERS AND DISTRIBUTION
PROJ. NO. GNL21002 CADFILE GNL21002-SUR-0D-104 SCALE AS NOTED	DRAWING NO. GNL21002-SUR-CID-104 REV. 1

DESIGNED: 2022-07-11 2:28:54 PM BY: KJURT
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SELECTIVE SHRUB REMOVAL:
REMOVE ONLY THE EXISTING SHRUBS INDICATED BY DASHED LINES IN THE PLANTING AREAS. DO NOT REMOVE SPECIES OR RETAINED TREES DURING REMOVALS.

PROPOSED NEW 1200MM WIDE LIGHT BROWN FINISH CONCRETE PATH TO CORNER / VERIFY GRADING ON SITE & SELECTIVE PATHS & CORNER (1.2 M RISERS AT 90°) TO SITE CONDITIONS

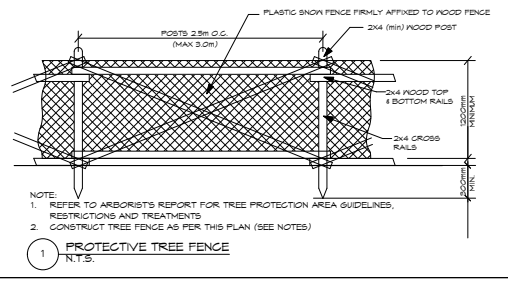
TREE MANAGEMENT
TREE NO. 6
REMOVE FROM WITH IN CONCRETE PAD LOCATED OUTSIDE TREE PROTECTION AREA
PROPOSED NEW ELECTRICAL LINES ROUTED OUTSIDE ROOTZONE
PROPOSED NEW METERS KIOSK LOCATED OUTSIDE ROOTZONE
ANY EXCAVATION IN THIS ZONE OR WITHIN 2M WORKING ZONE MUST BE SUPERVISED BY CERTIFIED ARBORIST
PHYSICAL
SEE ARBORIST REPORT / CONTACT PROJECT ARBORIST FOR SITE SUPERVISION DURING CONSTRUCTION
SEE ELECTRICAL DWG

SEE SHEET L2 FOR SCREENING OF EV EQUIPMENT AT PLANTING & WEDGE SHIRT HIGH RISER PROPOSED - MAINTAIN AT 6FT

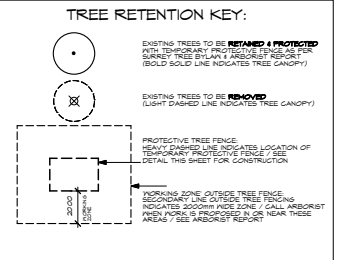
TREE MANAGEMENT
TREE NO. 3 & 4
REMOVE FROM ELECTRICAL SERVICES & LINES ROUTED AT BACK OF CURB (OUTSIDE ROOTZONE)
ANY EXCAVATION IN THIS ZONE OR WITHIN 2M WORKING ZONE MUST BE SUPERVISED BY CERTIFIED ARBORIST

TREE MANAGEMENT
TREE NO. 1 & 2
REMOVE FROM ELECTRICAL SERVICES & LINES ROUTED AT BACK OF CURB (OUTSIDE ROOTZONE)
ARBORIST SUPERVISION REQUIRED FOR EXCAVATION NEAR TREES NO. 1 & 2

SHRUB MANAGEMENT
SHRUB NO. 20
REMOVE FROM ELECTRICAL SERVICES & LINES ROUTED AT BACK OF CURB (OUTSIDE ROOTZONE OF DWARF JAPANESE MAPLE)



- TREE PROTECTION NOTES:**
- REFER TO ARBORIST REPORT PREPARED BY DAVEY SERVICE GROUP (604-491-6660). CONTACT PROJECT ARBORIST PRIOR TO WORKING ADJACENT TO TREE PROTECTION ZONES
 - NO WORK OF ANY KIND WITHIN ANY TREE PROTECTION AREA (T.P.A.) INCLUDING PRUNING OR EXCAVATION, MAY OCCUR WITHOUT SUPERVISION OF PROJECT ARBORIST. REPORT PROPOSED CONFLICTS, IN ADVANCE OF ANY WORK, TO PROJECT ARBORIST
 - RESPECT 2M WORKING ZONES OUTSIDE TREE PROTECTION AREAS. REPORT PROPOSED CONFLICTS, IN ADVANCE OF ANY WORK, TO PROJECT ARBORIST. MANUALLY REMOVE EXISTING FENCES, SATES & POSTS. RETAIN EXISTING BASE MATERIALS IN PLACE. INSTALL NEW PAVING AT OR ABOVE EXISTING GRADE OVER EXISTING BASE MATERIALS
 - NO GARAGE CHANGES (FILLS OR CUTS) CAN OCCUR WITHIN T.P.A. DO NOT ADD MORE THAN 30 CM DEPTH OF ADDITIONAL GRADING MEDIUM WITHIN T.P.A. (TYPICAL)
 - HAND DIG FOR ALL NEW PLANTINGS WITHIN THE T.P.A. THE MAXIMUM ALLOWABLE SIZE OF NEW PLANTS WITHIN THE T.P.A. IS NO. 2 POT SIZE. (SEE PLANT LIST)
 - PROPERLY PRUNE ANY EXPOSED ROOTS (OVER 1.5M DIA) ARE ENCOUNTERED. SHIFT PLANTINGS TO ACCOMMODATE
 - INSTALL MULCH WITHIN NO PLANTING ZONE (30M DIA. FROM BASE OF RETAINED TREE)
 - TO PROTECT RETAINED TREES FROM POTENTIAL CONSTRUCTION DAMAGE, TREES MUST REMAIN FENCED. DIRECT MECHANICAL DAMAGE TO TRUNKS & LIMBS FOR ROOTS CANNOT BE REPAIRED. TREES MAY DIE AS A RESULT OF ROOTS FOR ROOT LOSS FOR COMPACTION FOR MECHANICAL DAMAGE
 - MAINTAIN PROTECTIVE FENCES IN GOOD CONDITION UNTIL SUBSTANTIAL COMPLETION OF THE ENTIRE PROJECT. REMOVE PROTECTIVE FENCING WITHIN 2 WEEKS OF PROJECT COMPLETION
 - EXCAVATION FOR UNDERGROUND SERVICES, DRAINAGE PIPES, IRRIGATION LINES OR SWALES OR GRADING SHALL NOT CAUSE ANY ROOT DAMAGE OR GRADE CHANGES WITHIN THE TREE PROTECTION AREAS (T.P.A.)
 - VEHICLES / MACHINERY MAY NOT PASS WITHIN THE PROTECTION AREA. NO SOIL, SPILL, AGGREGATE, CONSTRUCTION SUPPLIES, CONSTRUCTION MATERIALS, OR WASTE MATERIALS MAY BE DEPOSITED WITHIN THE PROTECTION ZONE
 - WATER ALL THE RETAINED TREES THROUGHOUT THE GROWING SEASON ON A REGULAR SCHEDULE. SOAK AREAS IMMEDIATELY BELOW THE TREE CROWN SUFFICIENTLY TO REACH THE FEEDER ROOTS. FRESH HEAVY CONDITIONS ARE MET DURING THE SUPPLEMENTAL WATERING CAN BE PRE-EMPTED.
 - TREES NORMALLY DAMAGED BY THE CONTRACTOR MUST BE REPLACED BY THE CONTRACTOR AT THE CONTRACTORS COST.



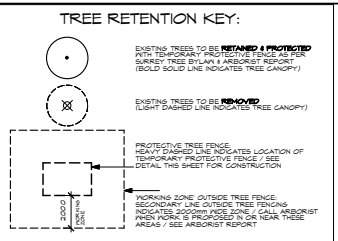
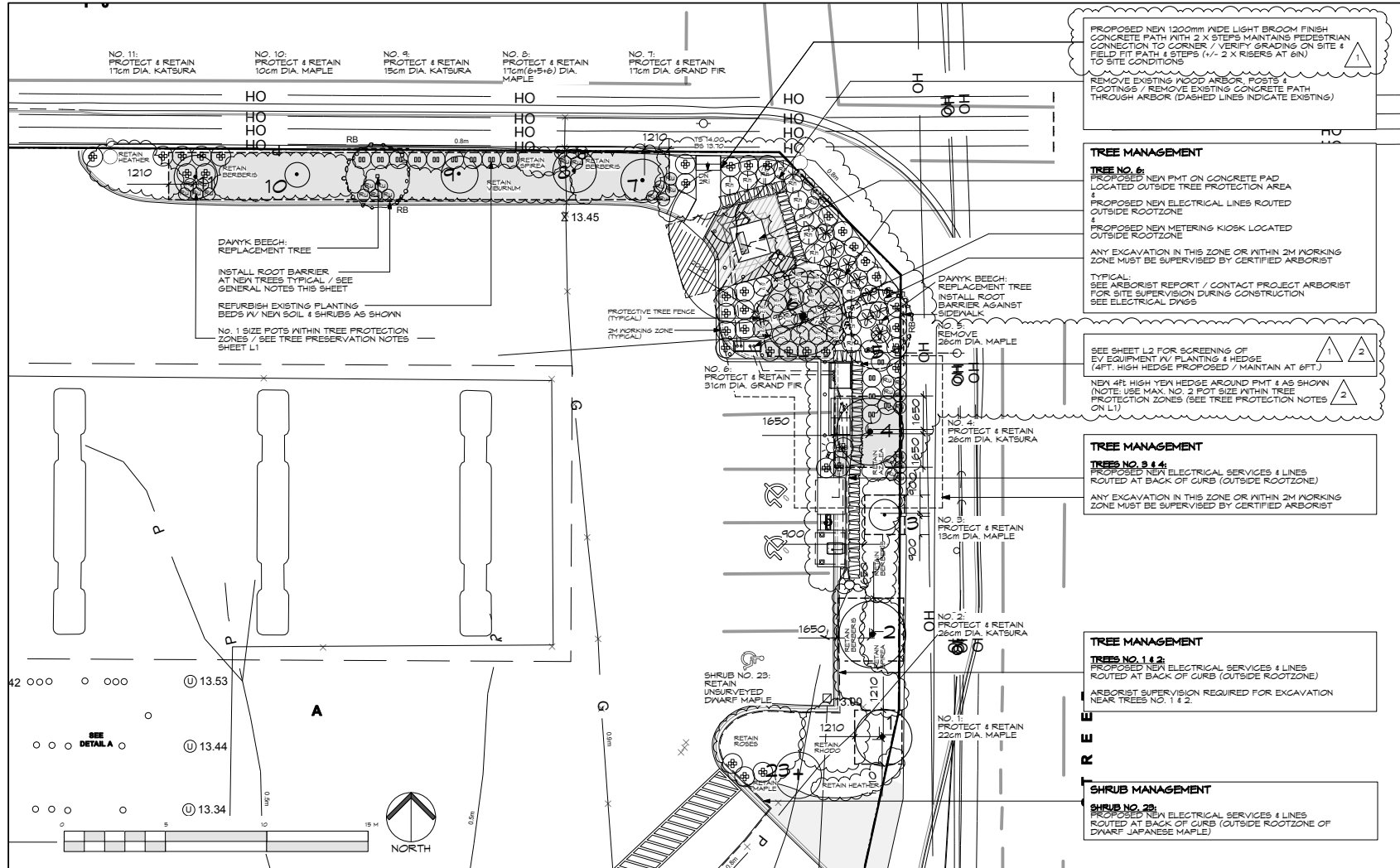
- 14 JULY 22 REVISED AS PER DMR CHANGES (SET BACK)
- 27 JAN. 22 REVISED AS PER CITY AGRED SCREENING
- 21 MAR. 22 REVISED AS PER ELEC (W/ BE-HINDING CORNER)
- 11 MAR. 22 ISSUED FOR DEVELOPMENT



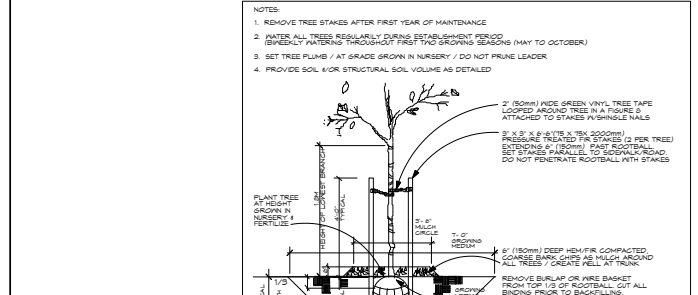
project:
SHELL EV CHARGING STATIONS
15104 - 56th AVENUE, SURREY, B.C.

for:
GREENLOTS
A Member of the Shell Group

drawing title:
TREE & SHRUB MANAGEMENT



- ### GENERAL NOTES:
- NEW TREES & SHRUBS:** LOCATIONS OF ALL NEW TREES & SHRUBS AS LAYOUT APPROVED ON SITE UNDER DIRECTION OF VIEWPOINT PRIOR TO TREE PLANTING DETAIL FOR REQUIRED SOIL VOLUME / STAKING / GUAR TREES.
 - NURSERY REVIEW:** ARRANGE NURSERY REVIEW OF SELECTED TREE LANDSCAPE CONSULTANT PRIOR TO SHIPMENT TO THE SITE (ANY PRIOR SUBSTITUTIONS SHALL BE PRE-APPROVED BY VIEWPOINT PRIOR TO DELIVERY).
 - ROOT BARRIER:** INSTALL CONTINUOUS 3000mm/10 FOOT LENGTH BARRIER BY DEEP ROOT. IN ALL LOCATIONS WHERE TREES ARE PLANTED AT EDGE OF ASPHALT OR CONCRETE PAVING, TOP OF ROOT BARRIER FINISH GRADE OF ADJACENT PAVING & NOT VISIBLE AFTER INSTALLATION.
 - SOIL:** REFURBISH EXISTING SOIL THROUGHOUT AREAS OF RETAINED PLANTING BEDS, SCARIFY TO 200 (80mm) & ADD 300 DEPTH OF THRU & VERATEC OR PRE-APPROVED ALTERNATE.
 - IMPORTED SOIL:** FOR NEW PLANTING IN DISTURBED BEDS SHALL BE **SOIL SHALL BE PRE-TESTED** FOR TEXTURAL ANALYSIS & NUTRIENTS. SUBMIT SOIL ANALYSIS REPORT TO VIEWPOINT FOR PRE-APPROVAL. SOIL DEPTH SHALL BE:
 - LAWN: 6 - 8 IN. DEPTH OF HIGH SAND CONTENT TURF BLEND SOIL
 - SHRUBS: 18 IN. DEPTH HIGH ORGANIC GARDEN OR PLANTING MIX
 - TREES: SOIL VOLUME AS DETAILED. ALL TREES TO BE STAKED PER SOIL DEPTH SHALL BE
 - MULCH:** INSTALL A 50mm (2 IN.) DEEP LAYER OF HEM-FIR BARK MULCH PLANTING BEDS. INSTALL A 150mm (6 IN.) DEEP X 1000mm (42 IN.) DIAM HEM-FIR BARK MULCH AROUND ALL NEW TREES (AS DETAILED). NO GRASS.
 - SOIL:** ALL NEW SOIL SHALL BE UN-NETTED (CONTAIN NO WEEDS OR GRASS).
 - GRADING:** REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION.
 - SITE SERVICES:** SERVICES SHOWN ARE APPROXIMATE LOCATIONS. VERIFY SERVICES PRIOR TO STARTING CONSTRUCTION. CALL BC ONECALL TO LOCATE SERVICES BEFORE DIGGING BY HAND OR MACHINE.
 - ESTABLISHMENT MAINTENANCE:** CONTRACT TO INCLUDE **60 DAYS** MAINTENANCE FROM SUBSTANTIAL COMPLETION OF FINAL PHASE OF THE PROJECT.
 - LANDSCAPE STANDARD:** ALL ALL PLANTS, PLANTING WORKMANSHIP SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARD, LATEST EDITION.



PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
	2	<i>Fagus sylvatica</i> 'Dawyck Gold'	Gold Columnar Beech	B4B, 7cm cal., Good Form
	2	TOTAL NUMBER OF REPLACEMENT TREES SHOWN ON LANDSCAPE PLAN (1 Protected tree removed & replaced at 2:1 ratio / 0 trees removed & replaced at 1:1 ratio)		
	42	<i>Taxus x media</i> 'Hicksii'	Hicks' Yew	35 B4B, 1.2m (48in) high, 45cm o.c. 1 x No. 2 Pots (USE ONLY NO. 2 Pots in CRZ) CONFIRM QUANTITIES ON SITE
	34	<i>Pinus mugo</i> 'Pumilio'	Dwarf Mugho Pine	9 x No. 1 & 30 x No. 3 Pot, full, 40cm o.c.
	13	<i>Rhododendron</i> 'Evening glow'	Medium Yellow Rhodo	No. 3 Pot, full, 40cm o.c.
	17	<i>Rhododendron</i> 'Hotei'	Small Light Yellow Rhodo	No. 1 Pot, full, 40cm o.c.
	15	<i>Rosa</i> 'Limocello'	Yellow Meilandan Rose	No. 1 Pot, full, 40cm o.c.

5344 Prince Edward St.
Vancouver, BC V6W 2X5

project:
SHELL EV CHAR STATIONS

15104 - 56th AVENUE,
SURREY, B.C.

for:
GREENLOTS
A Member of the Shell group

drawing title:
PLANTING PLAN

- 14 JULY 22 REVISED AS PER DESIGN CHANGES (SET BACK)
- 27 JAN. 22 REVISED AS PER DESIGN CHANGES
- 21 MAR. 22 REVISED AS PER DESIGN CHANGES
- 11 MAR. 22 ISSUED FOR DEVELOPER

Circle
215-221 Borough High Street
London SE1 1JA



Tel: +44 (0)20 7251 4687
neil.giles@circlebrands.co.uk
www.circlebrands.co.uk

Circle create brand space™

www.circlebrands.co.uk

ARTWORK

MANUFACTURER: ABB
MODEL: TERRA UL 184
DATE: 06.10.21
VERSION NO.: V2

COLOUR USAGE



PMS 116 C	PMS 485 C	PMS 7711 C	WHITE
RAL 1023	RAL 3020L	RAL 200 50 45	RAL 9016

COMMENTS

ALL DIMENSIONS ARE IN MM
ASSUMED UNIT FINISHES SHOWN IN DARK GREY

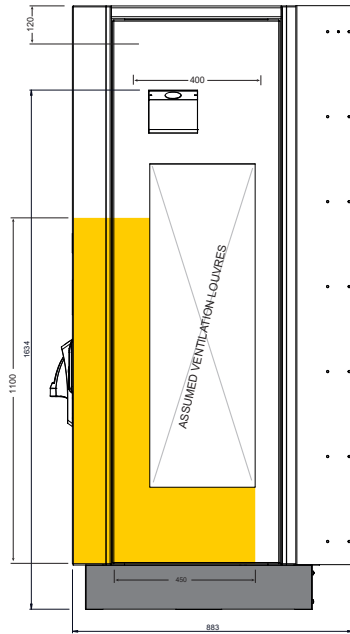


APPROVAL

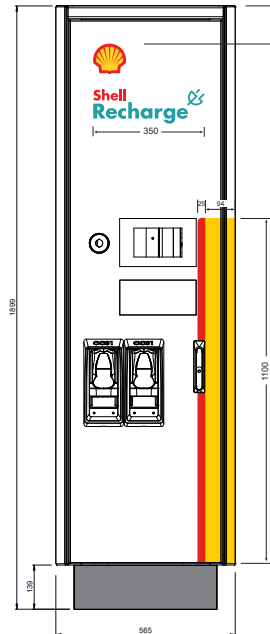
	YES	NO
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REVISIONS REQUIRED:	<input type="checkbox"/>	<input type="checkbox"/>

CLIENT INITIALS:

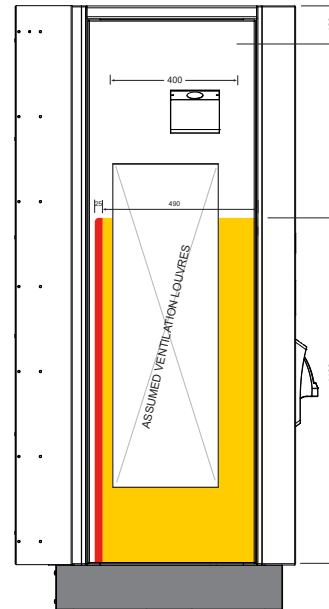
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Fonts will not be supplied with this artwork. The client or the client's third party supplier is responsible for ensuring that it has obtained all fonts and necessary licenses. All special colours specified are from the Pantone® matching system unless otherwise stated. The colours on this printout are not accurate and are intended to be used as a guide only. Do not use for matching purposes unless otherwise stated. Whilst every effort is made to ensure the accuracy of this artwork, Circle Design Consultants Ltd cannot accept responsibility for any errors or omissions. © Circle 2021. All intellectual property reserved. See our Terms and Conditions.



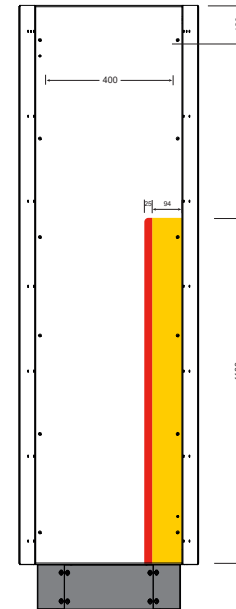
SIDE ELEVATION



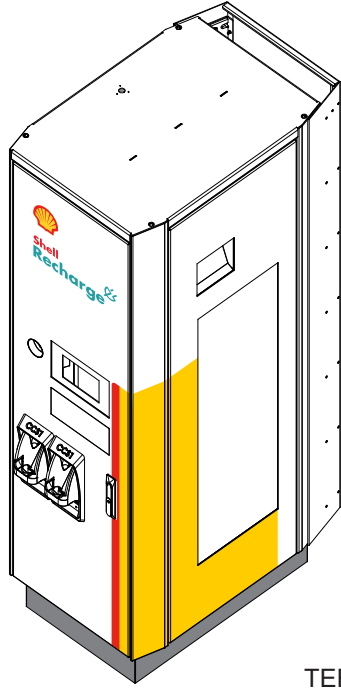
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



TERRA UL 184

Tree Preservation Summary

Surrey Project No:

Site Address: 15184 56 Ave., Surrey

Registered Arborist: Jason Cross

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	22
Protected Trees to be Removed	1
Protected Trees to be Retained (Excluding trees within proposed open space or riparian areas)	21
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	2
Replacement Trees Proposed	2
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

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

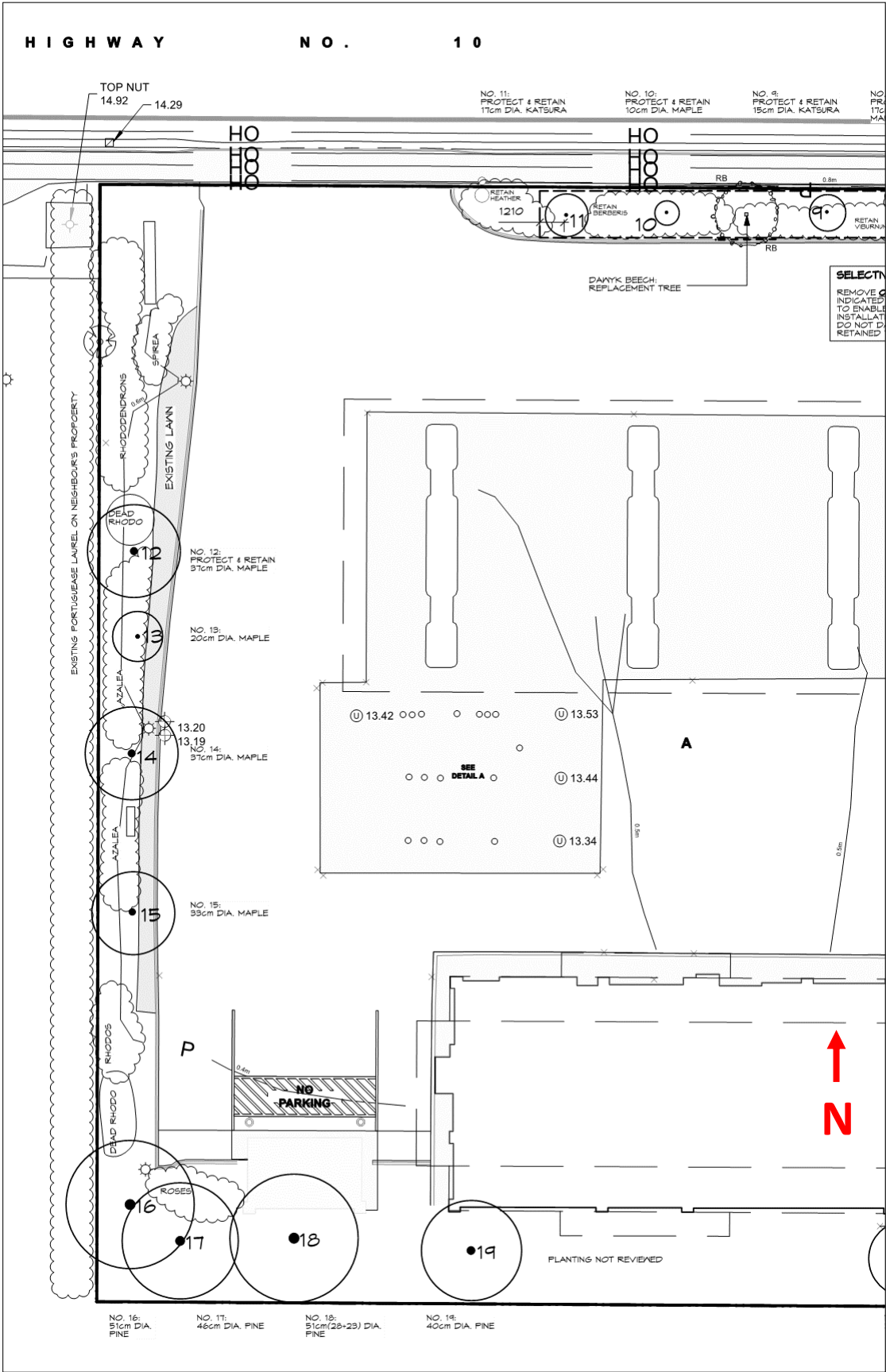
Summary, report, and plan prepared and submitted by:



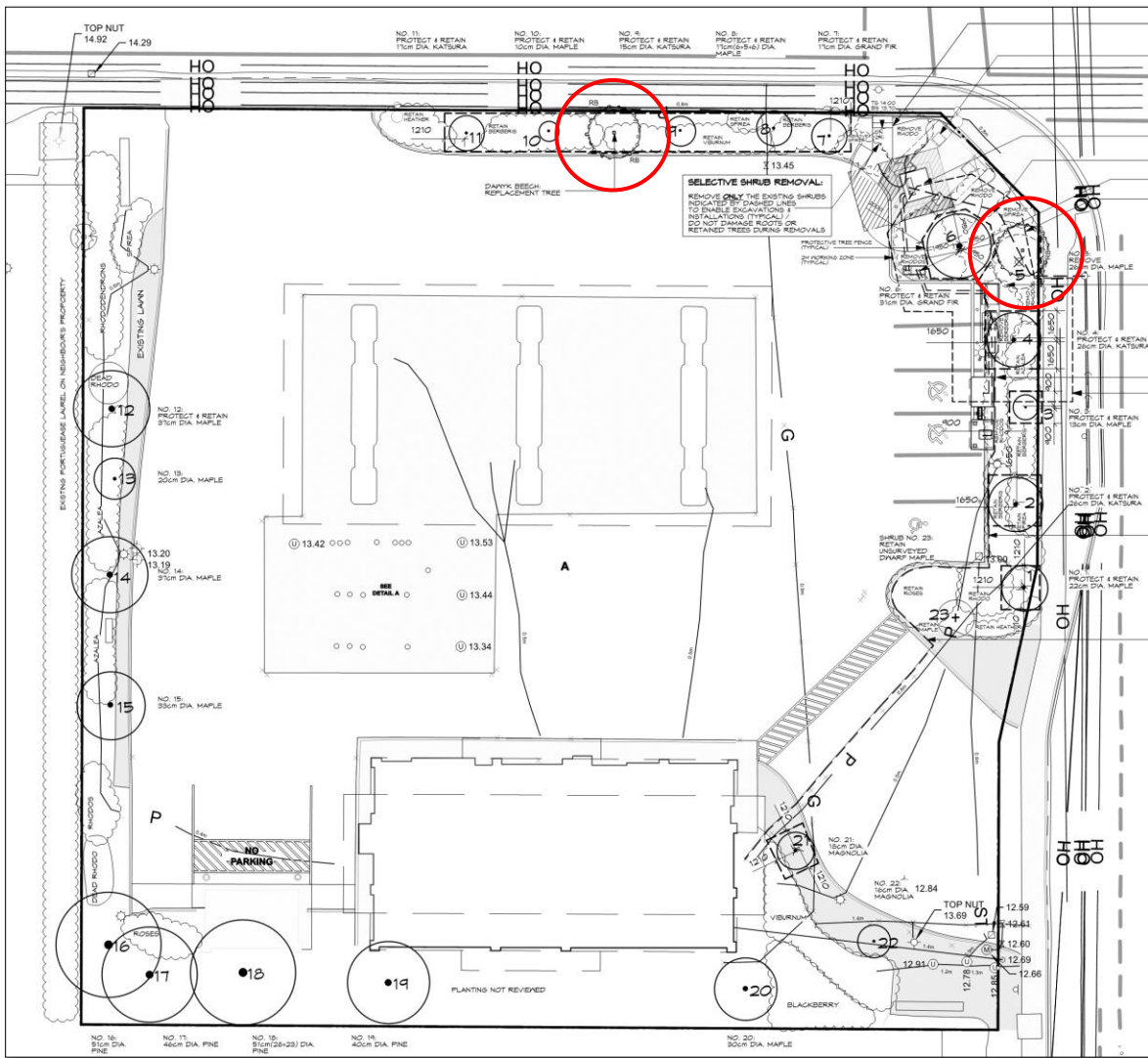
(Signature of Arborist)

July 21, 2022

Date



West Property Tree Management Plan, Scale 1:300



Replacement Tree & Landscape Plan – Not to Scale

PLANT LIST				
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
TREES				
	2	<i>Fagus sylvatica</i> 'Dawyck Gold'	Gold Columnar Beech	B4B, 7cm cal., Good Form
	2	TOTAL NUMBER OF REPLACEMENT TREES SHOWN ON LANDSCAPE PLAN (1 Protected tree removed & replaced at 2:1 ratio / 0 trees removed & replaced at 1:1 ratio)		
HEDGE / SCREENING				
	42	<i>Taxus x media</i> 'Hicksii'	Hicks' Yew	35 B4B, 1.2m (48in) high, 45cm o.c., 7 x No. 2 Pots (USE ONLY No. 2 Pots in CRZ) CONFIRM QUANTITIES ON SITE
SHRUBS & PERENNIALS				
	34	<i>Pinus mugo</i> 'Pumilio'	Dwarf Mugo Pine	4 x No. 1 & 30 x No. 3 Pot, Full, 90cm o.c.
	13	<i>Rhododendron</i> 'Hotel'	Medium Yellow Rhodo	No. 3 Pot, Full, 90cm o.c.
	17	<i>Rhododendron</i> 'Hotel'	Small Light Yellow Rhodo	No. 1 Pot, Full, 90cm o.c.
	15	<i>Rosa</i> 'Limoneello'	Yellow Meiland Rose	No. 1 Pot, Full, 90cm o.c.
	35	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black Eyed Susan	25 x No. 1 & 10 x No. 2 Pots, 60cm o.c.
	10	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spirea	No. 2 Pot, Full, 90cm o.c.

NOTES:
 1. All plants, planting, soil, mulch etc. to meet the Canadian Landscape Standard, latest edition.
 2. Trees to be selected at nursery by Landscape Consultant for superior form
 3. Maximum pot size within ANY Critical Root Zone to be No. 2 Pot.

= 2, 7cm caliper Gold Columnar Beech (*Fagus sylvatica* 'Dawyck Gold')
 TOTAL PROPOSED REPLACEMENTS = 2 (1 removal = 2 required replacement trees)

Note: Final Location of replacement trees to be determined at time of planting. They should not interfere with driveways, visibility, buildings, services or sidewalks. The trees on this list are subject to availability; alternate species may need to be chosen. All plant material, topsoil depth, and quality and installation to be to the BC Landscape Standard, recent edition.

For more detailed information on proper tree planting and tree care please visit the ISA website "Trees are Good".

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0118-00

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: 024-944-424

Lot A Section 3 Group 1 Township 2 New Westminster District Plan Lmp48767

15184 - No 10 (56 Avenue) Highway

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) In Section F. of CD Bylaw 14076, the minimum flanking side yard setback for Accessory Buildings and Structures is reduced from 12 metres to 0.37 metres to allow for the construction of electric vehicle charging stations and accompanying infrastructure;
 - (b) In Section F. of CD Bylaw 14076 the front yard setback for Accessory Buildings and Structures is reduced from 12 metres to 3.34 metres to allow for the construction of electric vehicle charging stations and accompanying infrastructure;

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 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

NOTES

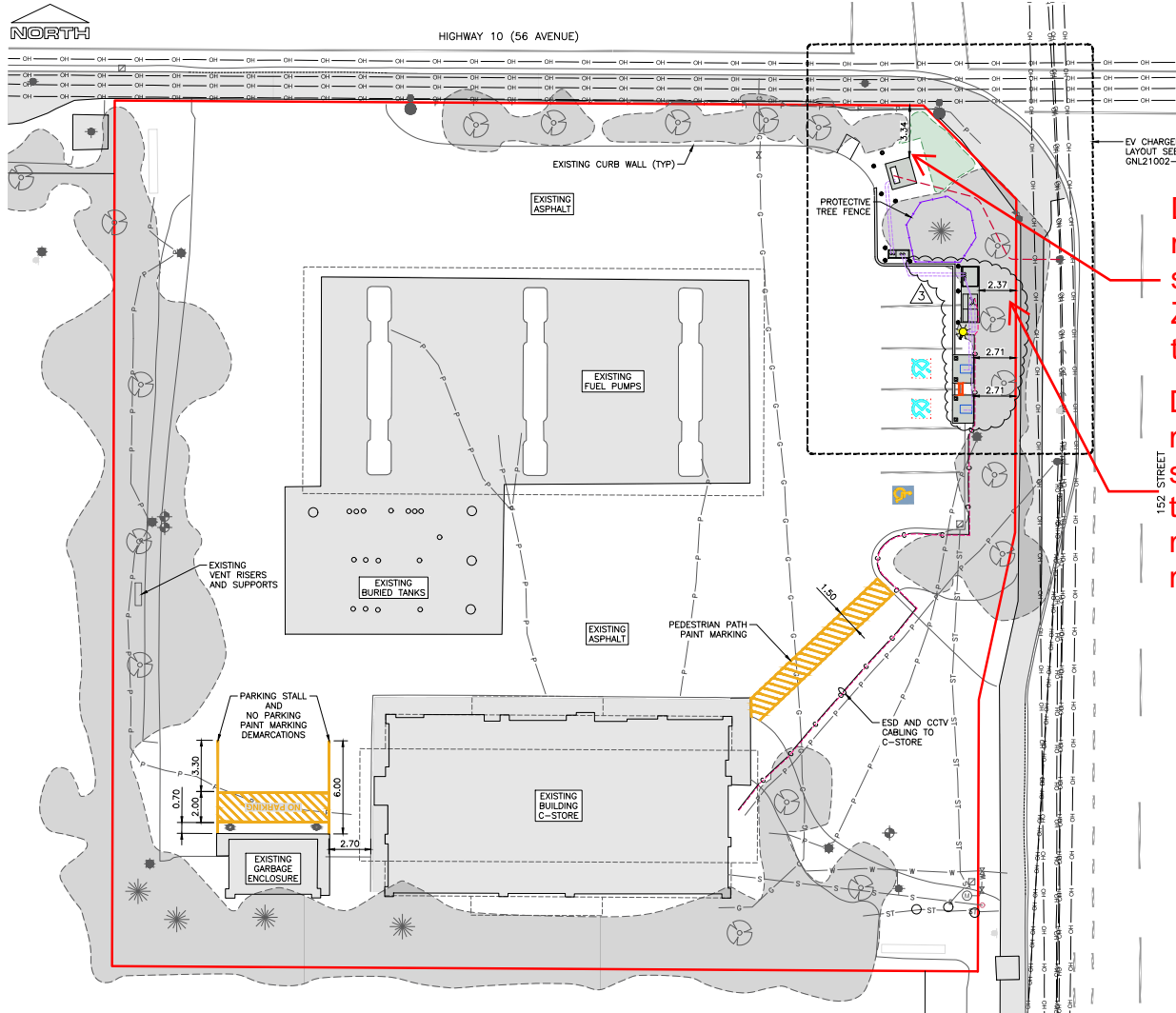
1. ALL DIMENSIONS ARE IN METRES AND DECIMALS UNLESS NOTED OTHERWISE.
2. EXISTING SITE DATA BASED ON SURVEY INFORMATION SUPPLIED BY GEOVERA DATED 2021-04-06.

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING VEGETATION
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SITE LIGHT
- EXISTING STREET LIGHT DAVIT
- EXISTING HYDRO POLE
- EXISTING POLE ANCHOR
- EXISTING SIGN
- EXISTING MONITORING WELL
- PROPERTY LINE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER SERVICE
- EXISTING UNDERGROUND STORM DRAIN SERVICE
- EXISTING UNDERGROUND SEWER SERVICE
- EXISTING UNDERGROUND WATER SERVICE
- EXISTING UNDERGROUND GAS SERVICE
- CONCRETE
- PROPOSED UNDERGROUND MV CABLE ROUTE
- PROPOSED UNDERGROUND LV CABLE ROUTE
- PROPOSED UNDERGROUND ESD CABLE ROUTE
- PROPOSED UNDERGROUND CCTV CABLE ROUTE
- PROPOSED SITE LIGHT

DVP to reduce the minimum front yard setback of the CD Zone from 12 metres to 3.34 metres;

DVP to reduce the minimum flanking side yard setback of the CD Zone from 12 metres to 0.37 metres;



SITE PLAN
SCALE: 1:150

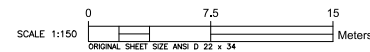


ORIGINAL WET SEAL ON FILE
SIGNED BY L.R. MARTIN
DATED JULY 11, 2022

NUMBER	REFERENCE DRAWINGS TITLE	NO.	ISSUE	REVISIONS				
				DATE	BY	CHK'D	ENG	APP'D
		A	ISSUED FOR REVIEW	2021.NOV.23	KS	TK	LM	LM
		B	ISSUED FOR REVIEW	2022.MAY.02	KS	TK	LM	LM
		0	ISSUED FOR CONSTRUCTION	2022.MAY.20	KS	TK	LM	LM
		1	RE-ISSUED FOR CONSTRUCTION	2022.JUN.02	KS	TK	LM	LM
		2	RE-ISSUED FOR CONSTRUCTION	2022.JUN.14	KS	LM	TK	LM
		3	RE-ISSUED FOR CONSTRUCTION	2022.JUL.11	KS	TK	LM	LM

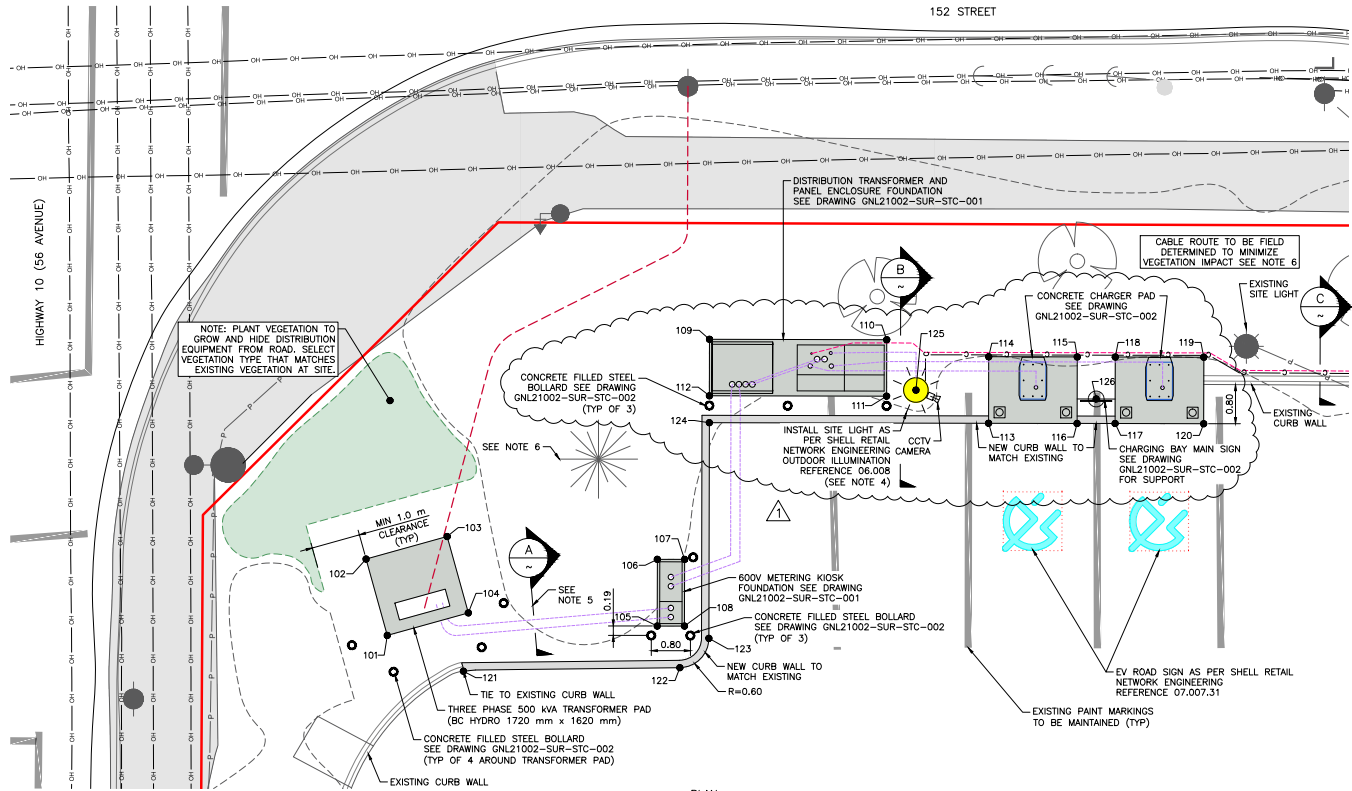
CAUTION!
CALL BEFORE YOU DIG
CONTRACTOR SHALL REFER TO MUNICIPAL/CIVIL DESIGN DRAWINGS FOR ALL UTILITIES, SERVICE LOCATIONS AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR PRIOR TO INITIATING ANY GROUND DISTURBANCE.

HIGHER GROUND CONSULTING EGBC PERMIT TO PRACTICE: 1000668



 	 A Member of the Shell Group 15184 56 AVENUE SURREY, BC
	SHELL EV CHARGING STATIONS SITE LAYOUT
PROJ. NO. GNL21002 CADFILE GNL21002-SUR-CD-103 SCALE AS NOTED	DRAWING NO. GNL21002-SUR-CID-103
	REV. 3

DESIGNED: 2022-07-11 2:08:57 PM BY: KURT
 LAST SAVED: 2022-07-11 2:33:59 PM BY: KURT



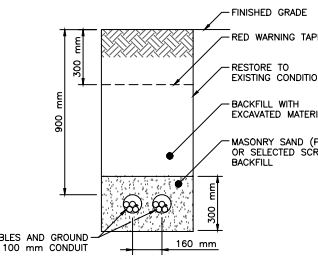
- NOTES**
- ALL DIMENSIONS ARE IN METRES AND DECIMALS UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE UTM ZONE 10 NAD 83 DATUM, GRID COORDINATES.
 - EXISTING SITE DATA BASED ON SURVEY INFORMATION SUPPLIED BY GEVERRA DATED 2021-04-06.
 - LARSON ELECTRONIC LED LIGHT PART No. LEDPFL-150W GENERAL AREA LED LIGHT, 11,500 LUMENS, 100W, 5000K, 110DEG 3.5 m FROM GROUND.
 - TRENCH DETAIL TO BE CONFIRMED BY BC HYDRO PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR TO MINIMIZE DISTURBANCE TO EXISTING TREES AND VEGETATION AS PER PROJECT ARBORISTS RECOMMENDATIONS.

- LEGEND**
- PROPERTY LINE
 - - - PROPOSED UNDERGROUND MV CABLE ROUTE
 - - - PROPOSED UNDERGROUND LV CABLE ROUTE
 - - - PROPOSED UNDERGROUND ESD CABLE ROUTE
 - c - PROPOSED UNDERGROUND CCTV CABLE ROUTE

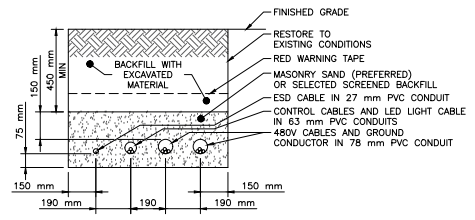
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103	5439062.00	514502.50
104	5439061.57	514500.94
105	5439057.71	514500.67
106	5439057.70	514502.03
107	5439057.15	514502.03
108	5439057.15	514500.67
109	5439056.64	514506.52
110	5439053.02	514506.52
111	5439053.02	514505.36
112	5439056.64	514505.37
113	5439050.93	514504.81
114	5439050.93	514506.17
115	5439049.12	514506.17

POINT TABLE		
POINT #	NORTHING	EASTING
116	5439049.13	514504.81
117	5439048.35	514504.81
118	5439048.35	514506.16
119	5439046.54	514506.16
120	5439046.54	514504.80
121	5439061.67	514499.74
122	5439057.24	514499.82
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125	5439052.42	514505.49
126	5439048.74	514505.31

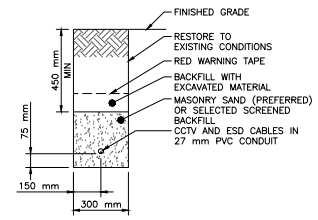
PLAN SCALE: 1:50



A SECTION - SERVICE ENTRANCE NTS



B SECTION - CABLE FOR ABB CHARGERS NTS



C SECTION - CABLES TO C-STORE NTS

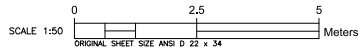
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HIGHER GROUND CONSULTING EGBC PERMIT TO PRACTICE: 1000668



ORIGINAL WET SEAL ON FILE SIGNED BY L.R. MARTIN DATED JULY 11, 2022

 HIGHER GROUND CONSULTING	 A Member of the Shell Group	15184 56 AVENUE SURREY, BC	
		SHELL EV CHARGING STATIONS EV CHARGERS AND DISTRIBUTION	
 HARTLINE engineering ltd	PROJ. NO. GNL21002 CADFILE GNL21002-SUR-00-104 SCALE AS NOTED	DRAWING NO. GNL21002-SUR-CID-104	REV. 1

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