

**PROPOSAL:**

- **Temporary Use Permit**

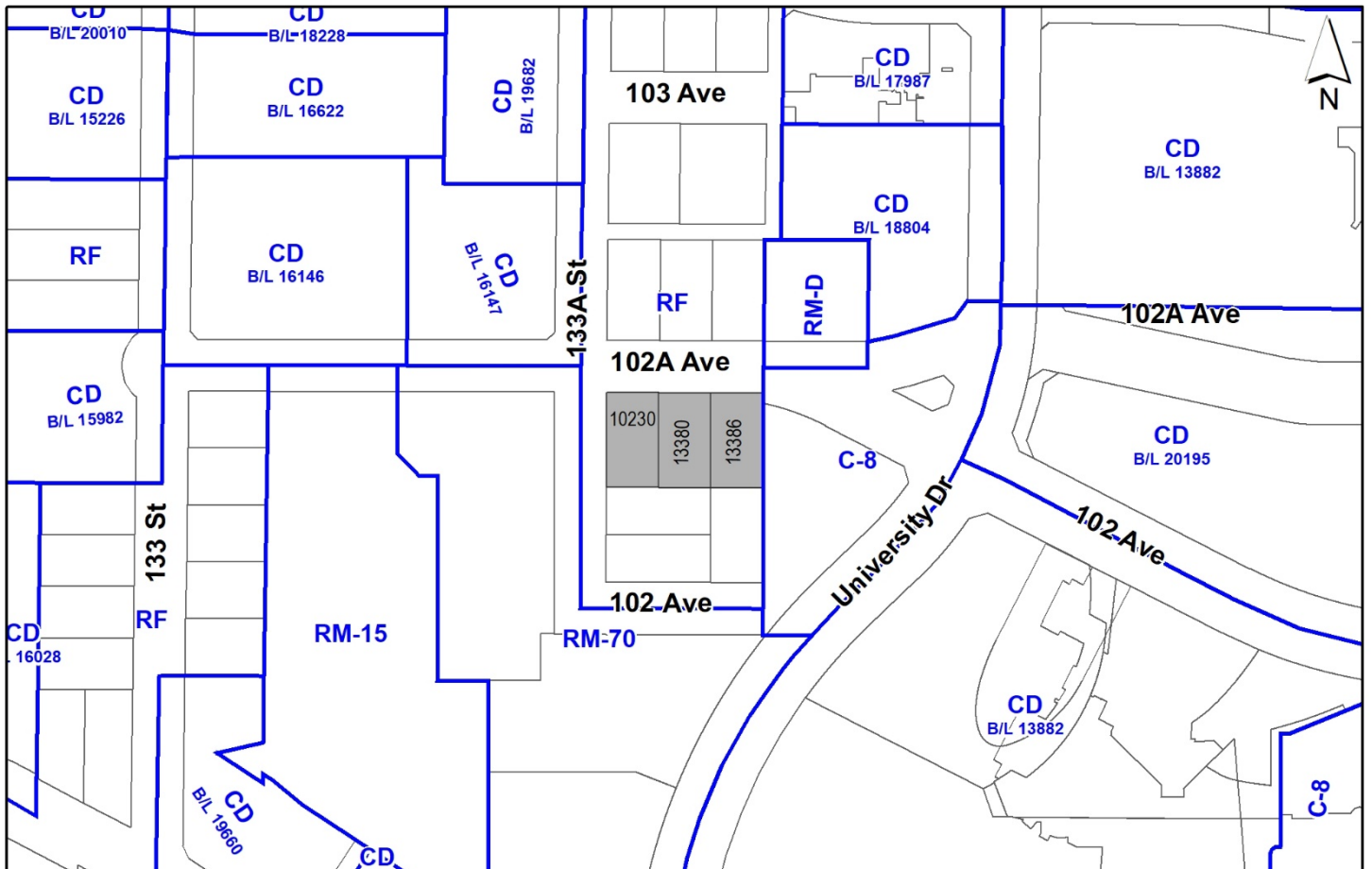
to permit the development of a temporary real estate sales centre and coffee shop in the City Centre for a period not to exceed three (3) years.

**LOCATION:** 10230 - 133A Street  
 13380 - 102A Avenue  
 13386 - 102A Avenue

**ZONING:** RF

**OCP DESIGNATION:** Downtown

**CCP DESIGNATION:** Mid to High Rise Residential 3.5 FAR



**RECOMMENDATION SUMMARY**

- Approval for Temporary Use Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposed Temporary Use Permit (TUP) will allow construction of a temporary sales centre with a food and beverage component on the subject site from which the applicant will market units for a proposed high-rise development.
- The high-rise development project to be marketed includes a 42-storey mixed-use tower with a 6-storey commercial and office podium and was granted Third Reading by Council under Application No. 7923-0013-00 on September 25, 2023 and is located at the northeast corner of City Parkway and 102 Avenue.
- Due to the necessary excavation and construction works for Application No. 7923-0013-00, the proposed sales centre and parking is proposed to be located on the subject site.
- The applicant will submit a \$5,000.00 bond to ensure the removal of the temporary sales centre and restoration of the site to its original condition at the conclusion of the TUP term.
- The TUP will not preclude future redevelopment of the site in accordance with the City Centre Plan.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0264-00 (Appendix III) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a \$5,000 security to ensure that the site is restored following termination of the Temporary Use Permit;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (f) submission of securities for tree retention.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Single family dwellings	Mid to High Rise Residential 3.5 FAR	RF
North (Across 102A Avenue):	Future 43-storey mixed use tower with an 8-storey apartment podium (3 <sup>rd</sup> reading granted on October 30, 2023 under Application No. 7921-0270-00)	High Rise Residential - Type I 5.5 FAR	RF
East:	Parking lot	Mid to High Rise Residential 3.5 FAR	C-8
South:	Single family dwellings	Mid to High Rise Residential 3.5 FAR	RF
West (Across 133A Street):	Apartment complex	Mid to High Rise Residential 3.5 FAR	RM-70

## Context & Background

- The subject sites, located at 10230 – 133A Street, 13380 and 13386 – 102A Avenue in the City Centre, collectively are 2,205 square metres in size and zoned "Single Family Residential Zone (RF)". The sites are designated "Downtown" in the Official Community Plan (OCP), and "Mid to High Rise Residential 3.5 FAR" in the City Centre Plan (CCP).
- The associated development project at 13511, 13521, 13531, 13541 and 13551 – 102 Avenue (Application No. 7923-0013-00) received Third Reading from Council on September 25, 2023. The application is to permit a 42-storey mixed use tower with a 6-storey commercial and office podium.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The developer, Marcon, has proposed to construct a sales centre on the subject site with a food and beverage component to market their new development located at the northeast corner of City Parkway and 102 Avenue under Application No. 7923-0013-00.
- The current zoning of the subject site, "Single Family Residential Zone (RF)", does not permit the use of a real estate sales centre. Therefore, the applicant has proposed a Temporary Use Permit to allow the operation of the temporary real estate sales centre on the subject site.
- Locating the proposed sales centre on the subject site will allow for the construction of the development site under Application No. 7923-0013-00, without the conflict of an onsite sales centre, which would need to be relocated throughout the construction process. This will eliminate construction waste and unnecessary project delays.
- Should Council support the temporary use, the proposed sales centre is intended to be in full operation by end of summer/fall 2024.
- The proposed sales centre, which is approximately 567 square metres in size, consists of two display suites, offices, sales presentation area, food and beverage area (coffee shop), kitchen, lounge/sitting area and washrooms.
- The proposed coffee shop component of the proposal is intended to mainly coincide with general operating hours of the sales centre. However, on days when the sales centre is closed, it is intended to operate and service the immediate neighborhood by offering coffee, refreshments and snacks like sandwiches and baked goods.
- A surface parking lot with spaces for 14 vehicles will be provided on-site for customers and temporary parking of construction workers' vehicles with access from 133A Street.
- The subject sites are heavily treed with 34 identified bylaw-sized trees with one located on the city boulevard. Seven (7) trees are proposed to be retained.



- The Temporary Use Permit is proposed to be in effect for three years, which would be sufficient time for the applicant to complete the sales of the residential units for the proposed project under Application No. 7923-0013-00. There is potential for renewal should the temporary real estate sales centre be required beyond that time. A maximum of one renewal period is permitted for an approved TUP and is subject to Council approval.

## Referrals

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

## Transportation Considerations

### Access:

- The applicant is proposing to access the subject sites via 133A Street.

### Parking:

- Rather than capturing gross floor area in accordance with the Zoning Bylaw, concessions to calculations have been considered given the temporary nature of the proposal. The outdoor terrace and kitchen have been excluded from the parking calculations. This results in a total of 8 parking spaces being required for the proposed temporary sales centre/office and eating establishment. The applicant is proposing to provide 14 parking spaces, exceeding the requirement.

## Parkland and/or Natural Area Considerations

- Two class C ditches are identified on the City's COSMOS mapping system along the 102A Avenue frontage.
- A Qualified Environmental Professional (QEP) attended the site and confirmed that these ditches do not exist.

## POLICY & BY-LAW CONSIDERATIONS

- The proposed temporary use supports a higher density development within City Centre by being the official real estate sales centre for a 42 storey mixed-use tower with a 6-storey commercial and office podium and 365 residential dwelling units under Application No. 7923-0013-00. Upon TUP expiry, it is anticipated that the subject site will develop consistent with the Residential Mid to High Rise 3.5 FAR designation in the City Centre Plan.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 21, 2023, and the Development Proposal Signs were installed on October 25, 2023, Staff received one response from neighboring properties (*staff comments in italics*).

- One resident inquired about what will happen to the subject properties once the temporary use concludes.
  - *The intent is to return the subject sites back to their original conditions.*

## TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Cottonwood	8	8	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Plum	2	0	2
Hazelnut	1	1	0
Holly	1	1	0
Mountain Ash	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	8	7	1
Lawson Cypress	3	1	2
Western Red Cedar	10	8	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>26</b>	<b>19</b>	<b>7</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>29</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>36</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$9,350</b>	

- The Arborist Assessment states that there are a total of 26 mature trees on the site, excluding Alder and Cottonwood trees. Of the 26 existing trees, approximately 31% of the total trees on the site are Alder and Cottonwood trees. The applicant proposes to retain 7 trees 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 proposed total of 46 replacement trees on the site. Since 29 replacement trees can be accommodated on the site, the proposed deficit of 17 replacement

trees will require an estimated cash-in-lieu payment of \$9,350, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.

- The new trees on the site will consist of a variety of trees, shrubs and perennials including Autumn Blaze Maple, Shore Pine, Ramapo Rhododendron and Moonshine Yarrow.
- In summary, a total of 36 trees are proposed to be retained or replaced on the site with an estimated contribution of \$9,350 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan and Building Elevations
Appendix II.	Engineering Summary
Appendix III.	Temporary Use Permit No. 7923-0264-00
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Aerial Photo

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

EM/ar

# MARCON CITY PARKWAY (GP) LTD.

## 102A AVENUE & 133A STREET-OUTPOST

102A Avenue & 133A Street, Surrey, B.C.



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No.	Date	Revision Notes
5	2023-11-10	ISSUED FOR TUP
4	2023-10-27	ISSUED FOR TENDER REVIEW
3	2023-10-06	ISSUED FOR TUP
2	2023-10-06	ISSUED FOR RFP
1	2023-08-14	ISSUED FOR TUP



PERSPECTIVE FROM NORTHEAST

### PROJECT STATISTICS

#### LEGAL DESCRIPTION

LOTS 1 TO 3, SECTION 27, BLOCK 5 NORTH  
RANGE 2 WEST, NEW WESTMINSTER DISTRICT PLAN: 13427

#### CIVIC ADDRESS

13380 102A AVENUE, SURREY BC  
13386 102A AVENUE, SURREY BC  
10230 133A STREET, SURREY, BC

#### EXISTING LOT ZONING

RE - SINGLE FAMILY RESIDENTIAL

#### AUTHORITY HAVING JURISDICTION

CITY OF SURREY

#### PROJECT DESCRIPTION

PRE-SALES CENTRE  
1 STOREY TEMPORARY USE - NEW CONSTRUCTION

#### DEVELOPMENT STATISTICS

TOTAL LOT AREA  
2207.63 M<sup>2</sup> (23,762.7 sf)

#### GROSS BUILDING AREA

566.9 M<sup>2</sup> (6,098 sf)

#### PROPOSED FLOOR SPACE RATIO

566.9 M<sup>2</sup> (BUILDING GFA)/2207 M<sup>2</sup> (LOT AREA) = .257

#### PROPOSED LOT COVERAGE

626.9 M<sup>2</sup> (BUILDING GFA + COVERED AREAS)/2207 M<sup>2</sup> (LOT AREA) = 28.4%

#### PROPOSED SETBACKS

FRONT YARD - FACING 102 A AVENUE 4.083M  
REAR YARD (SOUTH) 13.879M  
SIDEYARD (EAST) 8.891M  
SIDEYARD (WEST) 15.778M

#### PROPOSED BUILDING HEIGHT

5.794M

#### PARKING PROVIDED

T4 INCLUDING 1 ACCESSIBLE

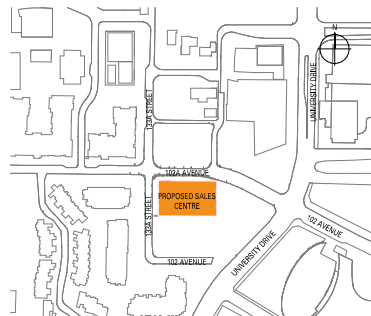
### BUILDING CODE INFORMATION

#### APPLICABLE CODE

BCSC 2018 - Division B-Part 3

Major Occupancies: Group A Division 2 / Group D  
B.A. Requirement: 32.2.201.2.02  
Construction Type: Combustible or Noncombustible  
Street Front: 3  
Building Height: 1 Storey  
Building Area (Proposed): 566.9 sq. meters  
Building Area (Permitted): 600 sq. meters based on 3 streets front  
Sprinkler System (Standard): Not Required  
Fire Alarm System: Not Required

### PROJECT LOCATION



### PROJECT TEAM

#### OWNER

**MARCON CITY PARKWAY (GP) LTD.**  
Suite 8701 - 20020-84 Avenue, Langley, BC V2Y 5K9  
(604) 530 5646

#### ARCHITECT

**SH'FT ARCHITECTURE INC.**  
200-1000 West 3rd Street, North Vancouver, BC, V7P 3J6  
(604) 988-7501

#### CODE CONSULTANT

**JENSEN HUGHES CONSULTING CANADA LTD.**  
1901 Rossier Avenue - Suite 500, Burnaby BC, V5C 6R6  
(604) 684-3384

#### STRUCTURAL ENGINEER

**GLUTMAN SIMPSON CONSULTING ENGINEERS**  
1661 West 5th Avenue, Vancouver, BC, V6I 1N5  
(604) 734-8822

#### MECHANICAL ENGINEER

**ENERSOLV DESIGN AND BUILD**  
Unit 50 - 1211 North Fraser Way, Burnaby, BC, V5J 5J2  
(604) 684-7244

#### ELECTRICAL ENGINEER

**NEMETZ(S/A) & ASSOCIATES LTD.**  
2209 West 4th Avenue, Vancouver, BC, V6J 1N3  
(604) 736-6562

#### LANDSCAPE ARCHITECT

**LOGI LANDSCAPE ARCHITECTURE + URBAN DESIGN**  
1738 Kingsway, Vancouver BC, V5N 2S3  
(604) 694-0553

#### BUILDING ENVELOPE CONSULTANT

**BC BUILDING SCIENCE LTD.**  
611 Bent Ct, New Westminster, BC, V3M 1V3  
(604) 520-6456

#### CIVIL ENGINEER

**APIN & MARTIN CONSULTANTS LTD.**  
1818 1177 West Hastings Street, Vancouver, BC, V6E 2K3  
(604) 678-9434

#### GEOTECHNICAL ENGINEER

**GEOPACIFIC CONSULTANTS LTD.**  
1779 West 75th Avenue, Vancouver, BC, V6P 6P2  
(604) 439-0922

#### ARBORIST

**FROGGERS CREEK TREE CONSULTANTS LTD.**  
7763 McGregor Avenue, Burnaby, BC V5J 4H4  
(604) 721-6002

#### LAND SURVEYOR

**UNDERHILL GEOMANTICS LTD.**  
301, 8337 EsHaka Drive, Burnaby, BC V5A 4W2  
(604) 732-3384

### DRAWING LIST

NO.	DATE	DESCRIPTION
A0.01		SURVEY
A0.02		MERRILL NOTES
A0.03		GENERAL NOTES
A0.04		ASSEMBLIES - WALL & ROOF TYPES
A0.05		LISTED ASSEMBLIES
A0.06		LISTED ASSEMBLIES
A0.07		WINDOW SCHEDULE
A0.08		FLOOR SCHEDULE
A1.01		FOUNDATION PLAN
A1.02		E. COLUMN WEST
A1.04		F. COLUMN EAST
A1.05		ROOF PLAN
A1.06		LEVEL 1 REFLECTED CEILING PLAN
A2.01		SECTIONS
A3.02		SECTIONS
A4.01		WALL SECTIONS
A4.02		WALL SECTIONS
A4.03		WALL SECTIONS
A5.01		DETAILS
A5.02		DETAILS
A5.03		DETAILS
A5.04		DETAILS
A5.05		DETAILS
TOTAL		23



Project Title  
**102A AVENUE & 133A STREET OUTPOST**  
102A Avenue & 133A Street  
Surrey, B.C.



Client Name  
**MARCON QTY PARKWAY (GP) LTD.**  
8700 - 20020 84th Avenue,  
Langley, B.C. V2Y 5K9

Sheet Title  
**COVER SHEET**

Drawn By  
Reviewed by

Project Number  
**2203**

Plot Date  
2023/11/10

Issue Date  
2023-11-10

Scale  
Issue Revision  
**5**

Sheet Number

**A0.00**

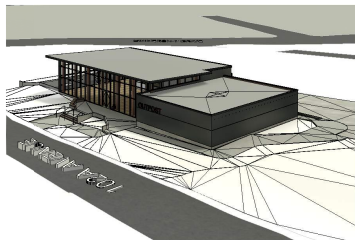
ISSUED FOR TUP - 2023-11-10



NORTHEAST AERIAL



PERSPECTIVE - GROUND FROM NORTHEAST



NORTHWEST AERIAL



PERSPECTIVE - GROUND FROM NORTHWEST



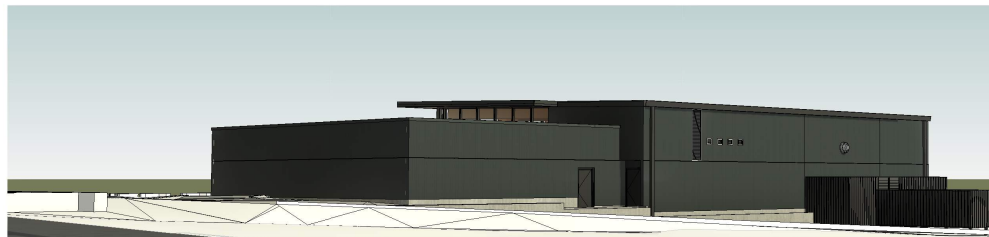
SOUTHEAST AERIAL



PERSPECTIVE - GROUND FROM SOUTHEAST



SOUTHWEST AERIAL



PERSPECTIVE - GROUND FROM SOUTHWEST

No.	Date	Revision Notes
3	2023-10-06	REISSUED FOR TUP
2	2023-10-06	ISSUED FOR BIP
1	2023-08-14	ISSUED FOR TUP

No.	Date	Revision Notes



REISSUED FOR TUP - 2023-10-06

Project Title  
**102A AVENUE & 133A STREET OUTPOST**  
102A Avenue & 133A Street  
Surrey, B.C.

**MARCON**

Client Name  
**MARCON CITY PARKWAY (GP) LTD.**  
8700 - 20020 84th Avenue,  
Langley, B.C. V2Y 9K9

Sheet Title  
**PERSPECTIVES**

Drawn By  
Reviewed By

HK  
CA

Project Number  
**2203**

Plot Date  
Issue Date

2023/10/06  
2023-10-06

Scale  
Sheet/Revision

**3**

Sheet Number

**A0.09**

STM MH  
SAN MH

102A AVENUE

STM MH

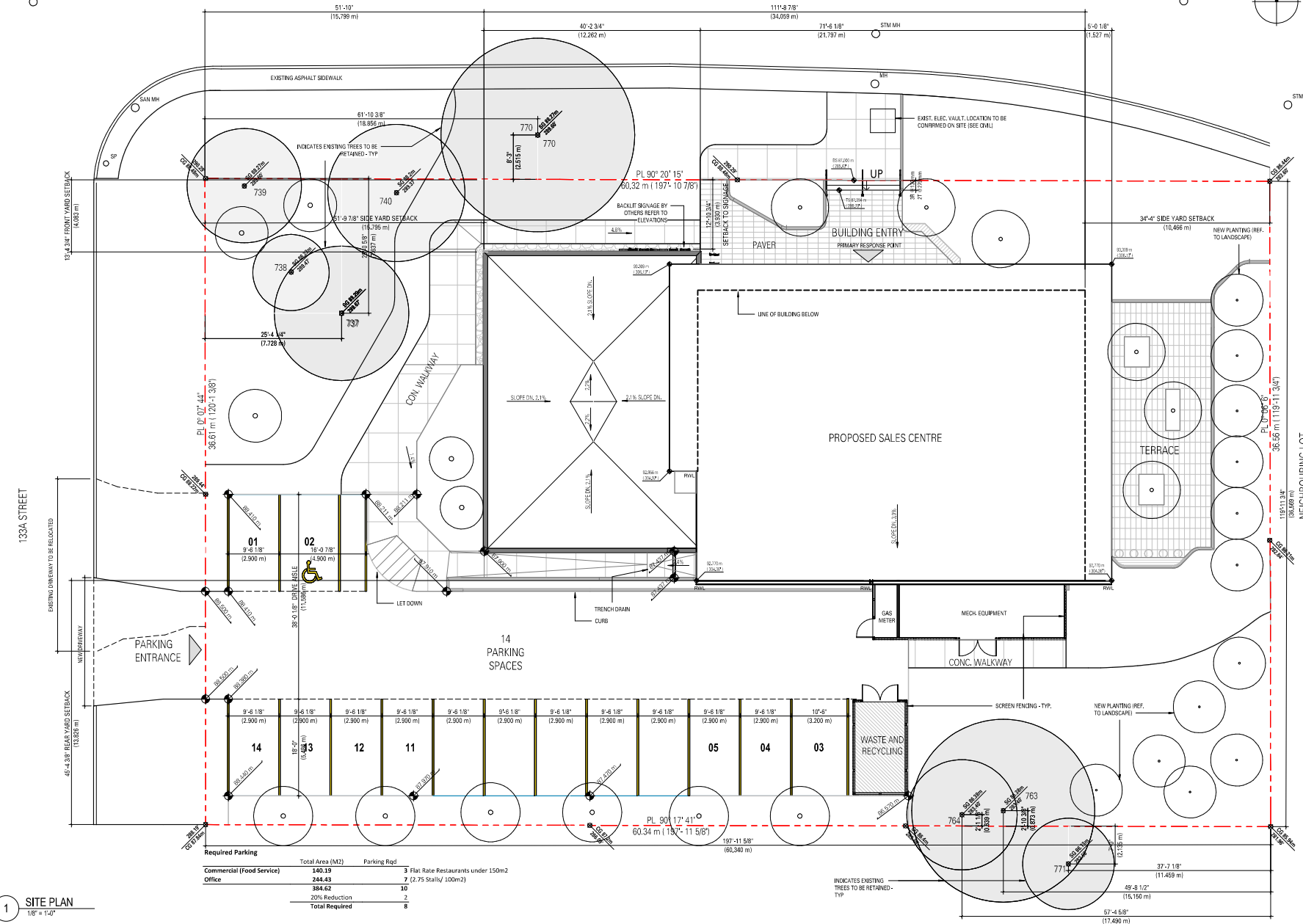


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Required Parking	Total Area (M2)	Parking Regd	Notes
Commercial (Food Service)	140.13	3	Flat Rate Restaurants under 150m2
Office	244.43	7	(2.75 Stalls/100m2)
	384.62	10	20% Reduction
		2	
<b>Total Required</b>		<b>8</b>	

Parking Provided	Count
Regular Stalls	13
Accessible Stalls	1
<b>Total</b>	<b>14</b>

1 SITE PLAN  
1/8" = 1'-0"

REISSUED FOR TUP - 2023-11-10

Project Title  
**102A AVENUE & 133A STREET OUTPOST**  
102A Avenue & 133A Street  
Surrey, B.C.

**MARCON**

Client/Owner  
**MARCON CITY PARKWAY (GP) LTD.**  
8100 - 20200 84th Avenue,  
Langley, B.C. V2Y 5K9

Street Title  
**SITE PLAN**

Drawn By  
Reviewed by  
Author  
Approver

Project Number  
**2203**

Plot Date  
2023/11/10

Issue Date  
2023-11-10

Scale  
1/8" = 1'-0"

Issue Revision  
**5**

Sheet Number  
**A1.00**

CLIENT: JOHN BOZANICH @ SALES (R.A.SIN) | Client@JohnBozanic.com



## INTER-OFFICE MEMO

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

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

DATE: **November 08, 2023** PROJECT FILE: **7823-0264-00**

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RE: **Engineering Requirements  
Location: 10230 133A St**

**TEMPORARY USE PERMIT**

The following are requirements of the proposed Temporary Use Permit and are conditions of Building Permit issuance:

- Construct concrete letdown onto 113A Street.
- Provide onsite sustainable drainage facilities to manage all on-lot runoff.
- Provide SWCP to confirm adequate capacity in the drainage system on 102A Avenue.
- Water quality treatment is required for all on-lot surface parking and drive aisle areas prior to discharging off-site.
- Utilize (1) existing sanitary connection, and abandon all other connections.
- Meter and backflow preventer required at property line of existing connection. Abandon all other existing connections.

A Servicing Agreement is not required.

Jeff Pang, P.Eng.  
Development Services Manager

MS

CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7923-0264-00

Issued To:

("the Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use 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: 004-836-588

Lot 1 Section 27 Block 5 North Range 2 West New Westminster District Plan 13427  
10230 - 133A Street

Parcel Identifier: 003-495-400

Lot 2 Section 27 Block 5 North Range 2 West New Westminster District Plan 13427  
13380 - 102A Avenue

Parcel Identifier: 006-784-968

Lot 3 Section 27 Block 5 North Range 2 West New Westminster District Plan 13427  
13386 - 102A Avenue

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for:
  - (a) A real estate sales centre and associated surface parking lot;



- (b) Coffee shop; and
  - (c) Temporary parking of construction worker's vehicles.
5. The temporary use permitted on the Land shall be in accordance with:
- (a) The appearance and location of the buildings, access and parking as shown on Schedule A which is attached hereto and forms part of this permit.
6. The temporary use shall be carried out according to the following conditions:
- (a) Parking is restricted to vehicles less than 5,000 kilograms GVW;
  - (b) The parking surface shall be of a dust-free material such as crushed gravel; and
  - (c) Upon termination of this Temporary Use Permit, the real estate centre/coffee shop and temporary parking shall be removed, and the land restored to its original condition.
7. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:
- Cash in the amount of \$5,000.00
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

10. This temporary use permit is not transferable.
11. This temporary use permit shall lapse on or before three years from date of issuance.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .

ISSUED THIS      DAY OF      , 20 .

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Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
Authorized Agent: Signature

\_\_\_\_\_  
Name (Please Print)

OR

\_\_\_\_\_  
Owner: Signature

\_\_\_\_\_  
Name: (Please Print)

TO THE CITY OF SURREY:

I, \_\_\_\_\_ (Name of Owner)

being the owner of \_\_\_\_\_  
(Legal Description)

known as \_\_\_\_\_  
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

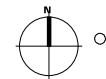
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)

STM MH  
SAN MH

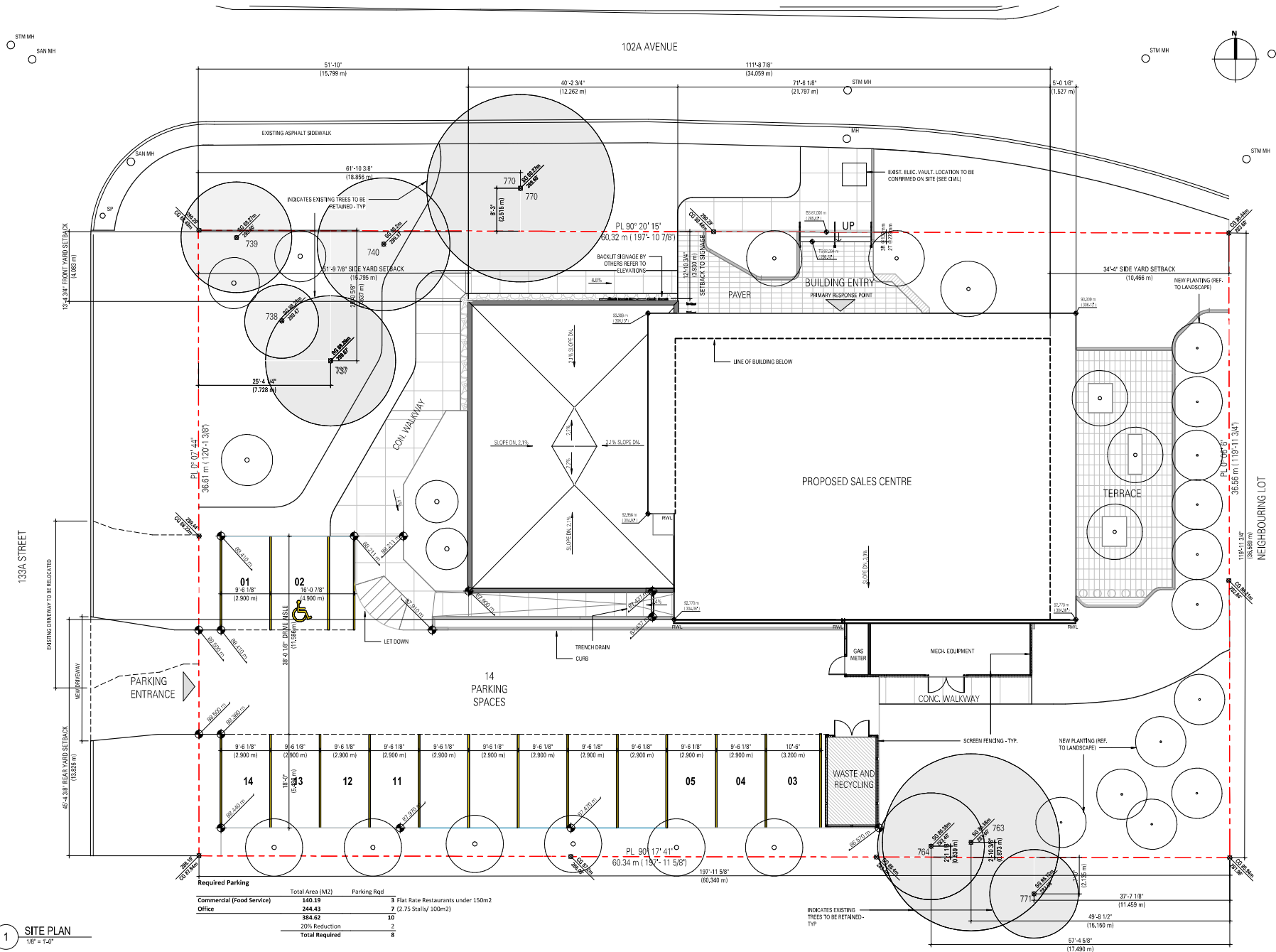


**SH'FT**  
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No.	Date	Revision Notes
5	2023-11-10	ISSUED FOR TUP
4	2023-10-27	ISSUED FOR TENDER REVIEW
3	2023-10-06	ISSUED FOR TUP
2	2023-10-06	ISSUED FOR BP
1	2023-08-14	ISSUED FOR TUP



**Required Parking**

Commercial (Food Service)	Total Area (M2)	Parking Req'd	Flat Rate Restaurants under 150m2
Office	140.13	7	7 (2.75 Stalls/100m2)
	244.43	10	
	384.62	2	20% Reduction
		2	
		8	
		10	
		14	

**Parking Provided**

Regular Stalls	13
Accessible Stalls	1
<b>Total</b>	<b>14</b>

1 SITE PLAN  
1/8" = 1'-0"

No. Date Revision Notes

Project Title  
**102A AVENUE & 133A STREET OUTPOST**  
102A Avenue & 133A Street  
Surrey, B.C.

**MARCON**

Client/Owner  
**MARCON CITY PARKWAY (GP) LTD.**  
8210 - 20200 84th Avenue,  
Langley, B.C. V2Y 5K9

Street Title  
**SITE PLAN**

Drawn By  
Reviewed by  
Author  
Approver

Project Number  
**2203**

Plot Date  
2023/11/10

Issue Date  
2023-11-10

Scale  
1/8" = 1'-0"

Issue Revision  
**5**

Sheet Number

**A1.00**

REISSUED FOR TUP - 2023-11-10

CLIENT: JOHN BOZANICH @ SALES (R.A.SIN) | Client@JohnBozanic.com

## Tree Preservation Summary

**Surrey Project No:** 7923-0264-00  
**Address:** 10230 133A St and 13386 102A Avenue Surrey  
**Registered Arborist:** Glenn Murray

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)	<b>34</b>
<b>Protected Trees to be Removed</b>	<b>27</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>7</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad 8 \quad} \times \text{one (1)} = 8</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 19 \quad} \times \text{two (2)} = 38</math></li> </ul>	<b>46</b>
<b>Replacement Trees Proposed</b>	<b>29</b>
<b>Replacement Trees in Deficit</b>	<b>17</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad \quad \quad} \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad \quad \quad} \times \text{two (2)} = 0</math></li> </ul>	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

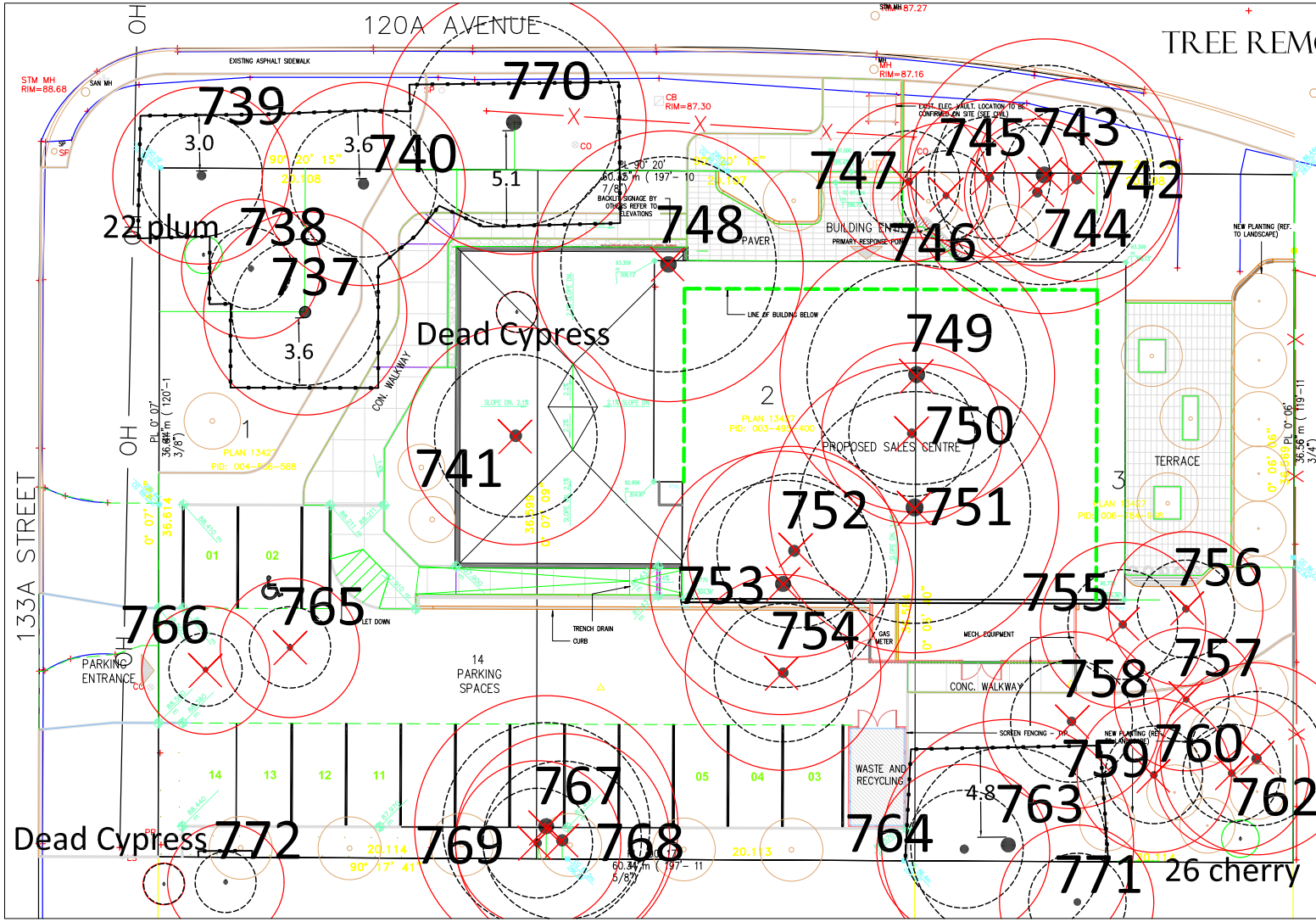


\_\_\_\_\_  
 (Signature of Arborist)

10-Nov-23

\_\_\_\_\_  
 Date

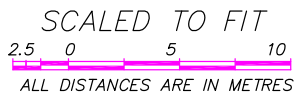
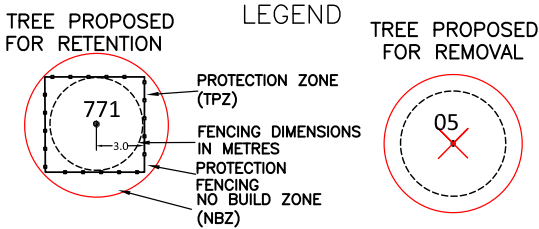
# TREE REMOVAL AND RETENTION PLAN



TREE INVENTORY				
#	Type	Action	DBH	TPZ
737	Lawson Cypress	Retain	60cm	3.6m
738	Fruiting Plum	Retain	23/23cm	2.0m
739	Purple Plum	Retain	25/25/25cm	3.0m
740	Lawson Cypress	Retain	40/40cm	3.6m
741	Lawson Cypress	Remove	66cm	4.0m
742	Western Red Cedar	Remove	60cm	3.6m
743	Western Red Cedar	Remove	60/50/30cm	5.4m
744	Western Red Cedar	Remove	55cm	3.3m
745	Western Red Cedar	Remove	50cm	3.0m
746	Western Red Cedar	Remove	37cm	2.2m
747	Mountain Ash	Remove	30/27cm	2.5m
748	Western Red Cedar	Remove	88cm	5.3m
749	Western Red Cedar	Remove	70/40cm	5.4m
750	Western Red Cedar	Remove	51cm	3.1m
751	Douglas Fir	Remove	95cm	5.7m
752	Douglas Fir	Remove	64cm	3.8m
753	Douglas Fir	Remove	85cm	5.1m
754	Douglas Fir	Remove	57cm	3.4m
755	Cottonwood	Remove	45cm	2.7m
756	Cottonwood	Remove	40cm	2.4m
757	Cottonwood	Remove	35cm	2.1m
758	Cottonwood	Remove	35/35cm	3.0m
759	Cottonwood	Remove	40cm	2.4m
760	Cottonwood	Remove	40cm	2.4m
761	Cottonwood	Remove	37cm	2.2m
762	Cottonwood	Remove	55cm	3.3m
763	Western Red Cedar	Retain	45/35/30cm	4.8m
764	Western Red Cedar	Retain	48cm	2.9m
765	Holly	Remove	23/23cm	2.0m
766	Hazelnut	Remove	12/10/10cm	1.8m
767	Douglas Fir	Remove	85cm	5.1m
768	Douglas Fir	Remove	65cm	3.9m
769	Douglas Fir	Remove	45cm	2.7m
770	Douglas Fir	Retain	85cm	5.1m
771	Shore Pine	Retain	40cm	2.4m
772	Holly	Retain	25cm	1.5m

DBH=trunk diameter, TPZ=protection zone

TREE PROTECTION FENCING				
Minimum Radial Distance from trunk				
#	Type	DBH	Metres	Feet
737	Lawson Cypress	60cm	3.6m	11.8ft
738	Fruiting Plum	23/23cm	2.0m	6.6ft
739	Purple Plum	25/25/25cm	3.0m	9.8ft
740	Lawson Cypress	40/40cm	3.6m	11.8ft
763	Western Red Cedar	45/35/30cm	4.8m	15.7ft
764	Western Red Cedar	48cm	2.9m	9.4ft
770	Douglas Fir	85cm	5.1m	16.7ft
771	Shore Pine	40cm	2.4m	7.9ft
772	Holly	25cm	1.5m	4.9ft



Froggers Creek  
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4  
Telephone: 604-721-6002 Fax: 604-437-0970

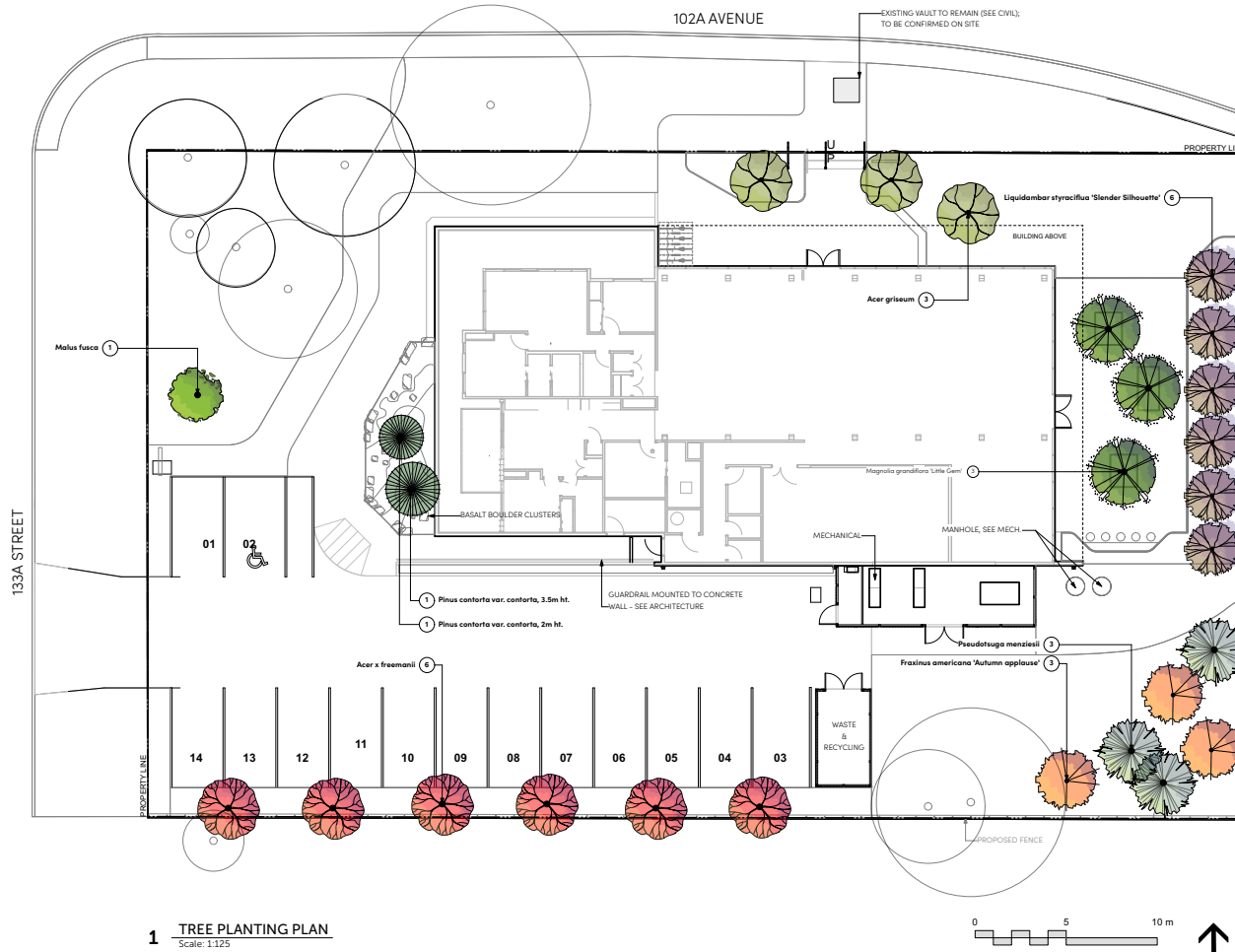
10230 133A St & 13386 102A Ave SURREY

TREE REMOVAL AND RETENTION PLAN  
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

November 10, 2023

**GENERAL PLANTING NOTES:**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF SURREY ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED. INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF SURREY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES



**1 TREE PLANTING PLAN**  
Scale: 1:125

**Project Stamp**



**Issue**

No.	Description	Date
F	Revised for TUP	23-10-13
G	Issued for IT (draft)	23-10-27
H	Re-issued for TUP	23-11-10

**Project Info**

23025  
**102A Avenue & 133A Street**  
**Outpost**  
102A Avenue & 133A Street  
Surrey, BC

**Project Team**

**Client**  
Marcon  
**Architect**  
SHR Architecture  
**Landscape Architect**  
LOCI Landscape Architecture + Urban Design

**Drawn By** JUN/17/MB **Checked By** ME

**TREE PLANTING PLAN**

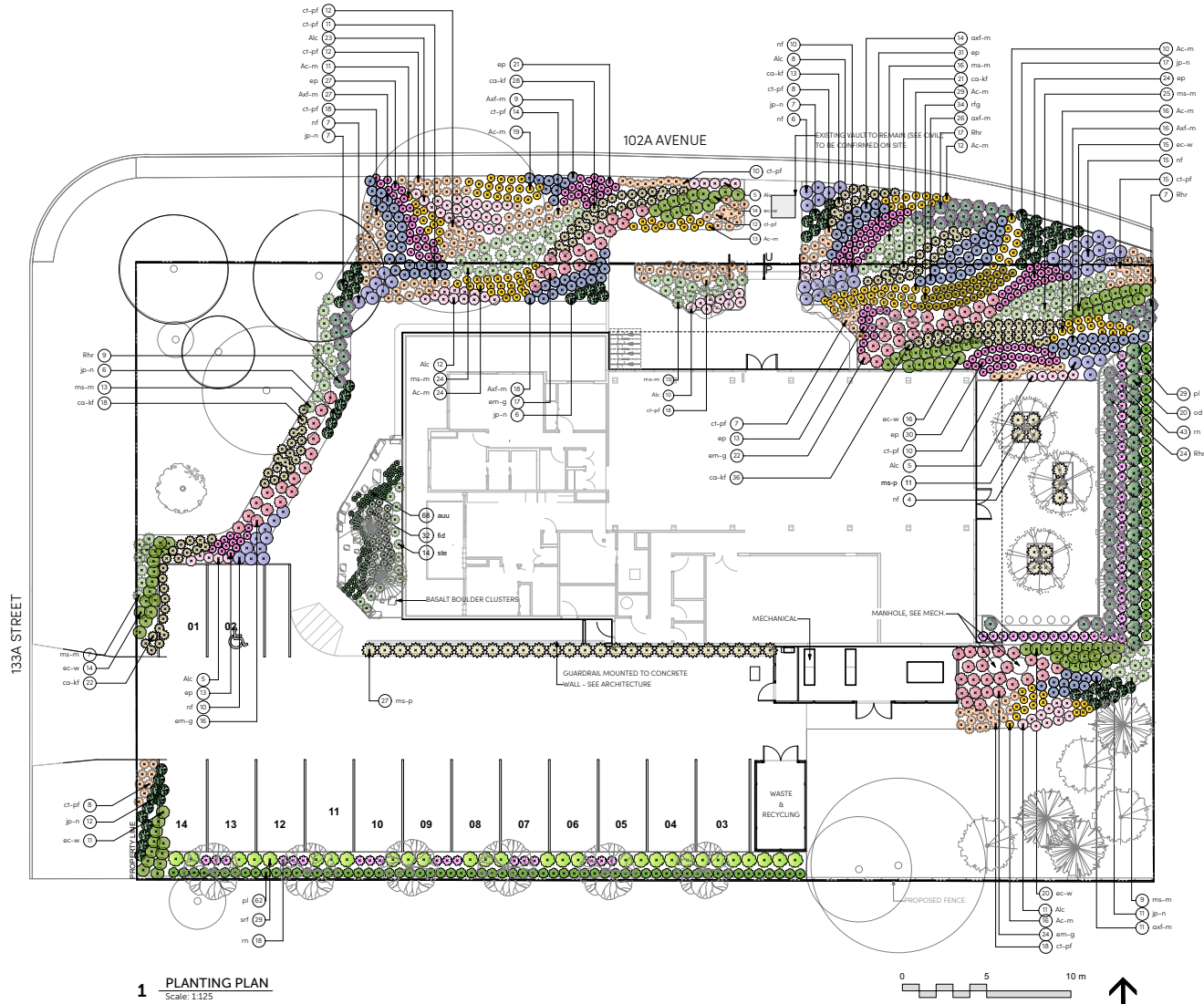
**L1.3**

Rev. A revision



**GENERAL PLANTING NOTES:**

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**1 PLANTING PLAN**  
Scale: 1:125

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**Project Stamp**



**Issue**

No.	Description	Date
F	Revised for TUP	23-10-13
G	Issued for RT (Draft)	23-10-27
H	Re-issued for TUP	23-11-10

**Project Info**

**23820**  
**102A Avenue & 133A Street**  
**Outpost**  
102A Avenue & 133A Street  
Surrey, BC

**Project Team**

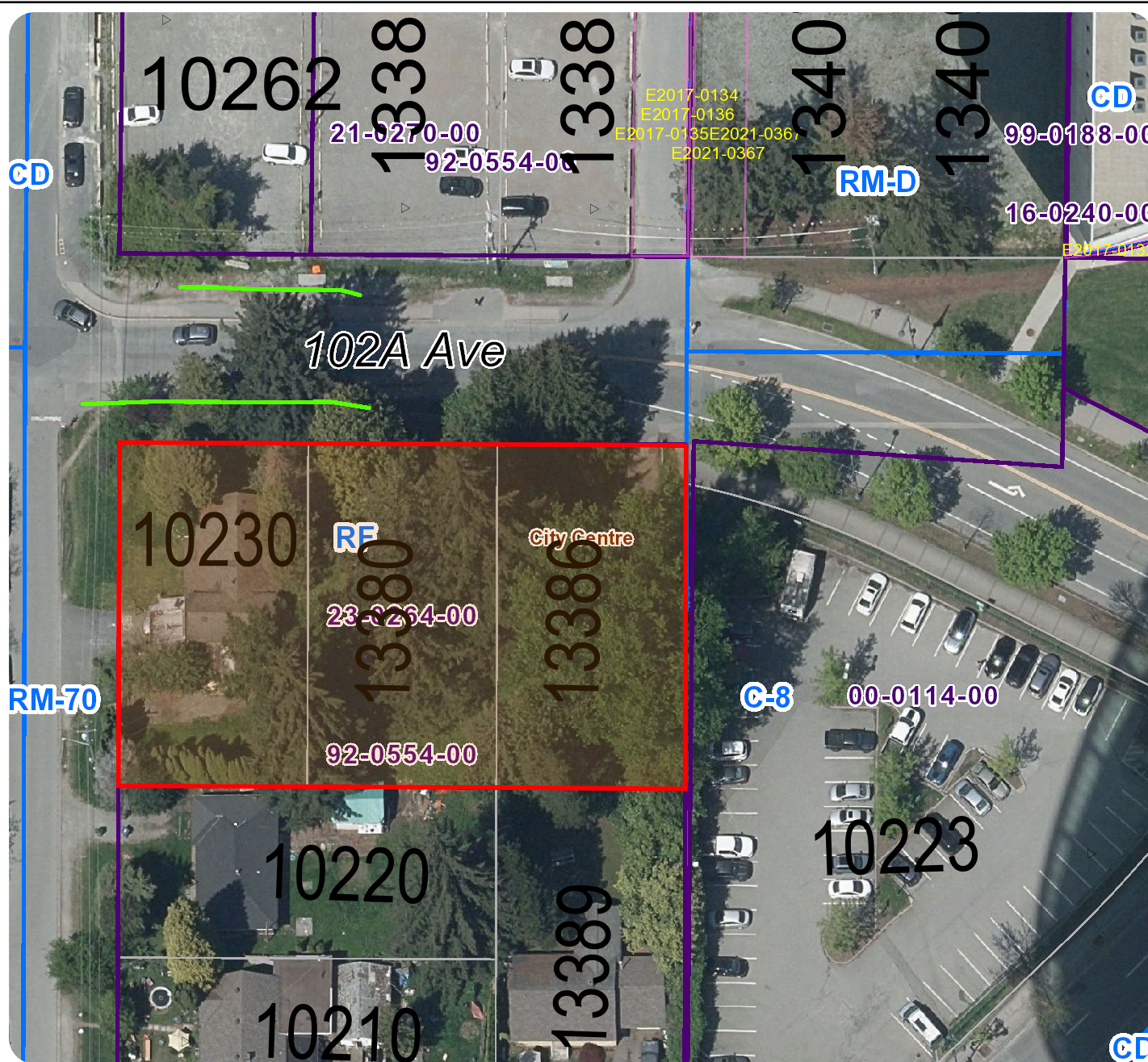
**Client**  
Marcon  
**Architect**  
SHR Architecture  
**Landscape Architect**  
LOCI Landscape Architecture + Urban Design

**Drawn By** JUN/17/MB  
**Checked By** ME

**PLANTING PLAN**

**L1.4**

Rev. A revision



**Legend**

- Fish Class (Open Channels)
  - A
  - AO
  - B
  - C
  - Unknown
- Fish Class (Water Bodies)
  - A
  - AO
  - B
  - C
  - Unknown
- Water Courses Internal
  - River
  - Creek
  - Ditch
- Important Trees Internal
  - Decommissioned
  - Operating
- Heritage Sites Internal
  - Inventory
  - Registered
  - Registered and Protected
- Road Names250\_1000
  - Early Copy Lots
- Municipal and Utility Rights of Way
  - Municipal
  - Utility
  - Metro Vancouver
- Address Points
  - △
- Easements (yellow)
  - 3rd Party Agreement
  - Restrictive Covenant
- Heritage Routes
  - Railway, Registered
  - Road, Inventory
  - Road, Registered
  - Road, Registered and Protected
  - Trail, Registered and Protected
  - Park Outdoor Recreation Facilities
- Park Playgrounds
  - Playground
  - Water Playground
- Park Sports Fields
  - Sports Fields

Enter Map Description

Scale: 1:649

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