

TO: Mayor & Council

**FROM: Acting General Manager, Planning & Development
General Manager, Engineering**

DATE: December 12, 2022

**FILE: 7919-0035-00
7921-0247-00**

**RE: 195 Street Road Alignment between Development Application Nos.
7919-0035-00 and 7921-0247-00**

INTENT

The intent of this memorandum is to provide Mayor and Council an update regarding the alignment of 195 Street between Development Application Nos. 7919-0035-00 (“S. Gill”) at 19518 – 32 Avenue and 7921-0247-00 (“Seven Horses”) at 19590 – 32 Avenue in advance of the Public Hearing this evening for Development Application No. 7919-0035-00.

BACKGROUND

The Campbell Heights Local Area Plan (“LAP”) was approved by Council as part of Corporate Report No. Co18; 2000 on December 11, 2000.

In respect of the boundaries of the LAP with the Agricultural Land Reserve and the Township of Langley, the LAP established buffer areas along the outer perimeter of the LAP. Along 196 Street a buffer of 30m was established and developments within the LAP were precluded from using 196 Street for access.

The LAP did not include a road network as the City wanted to encourage large scale / large tenant manufacturing and logistic operations; however, after several years of development within the LAP area and with applicants seeking clarity on local road needs, in 2008 staff established a local road network for the LAP.

The local road network established allows for larger block spacing, provides flexibility on alignments, ensures adequate full-movement access for businesses, and minimizes multiple direct accesses onto arterial roads. Local road network connections are important in servicing developments as they:

- Reduce circuitous routes resulting from access (median) restrictions on arterial roads that are required for their safe and efficient operations when widened to five lanes (or greater);
- Provide connections to full movement intersections onto the arterial network;

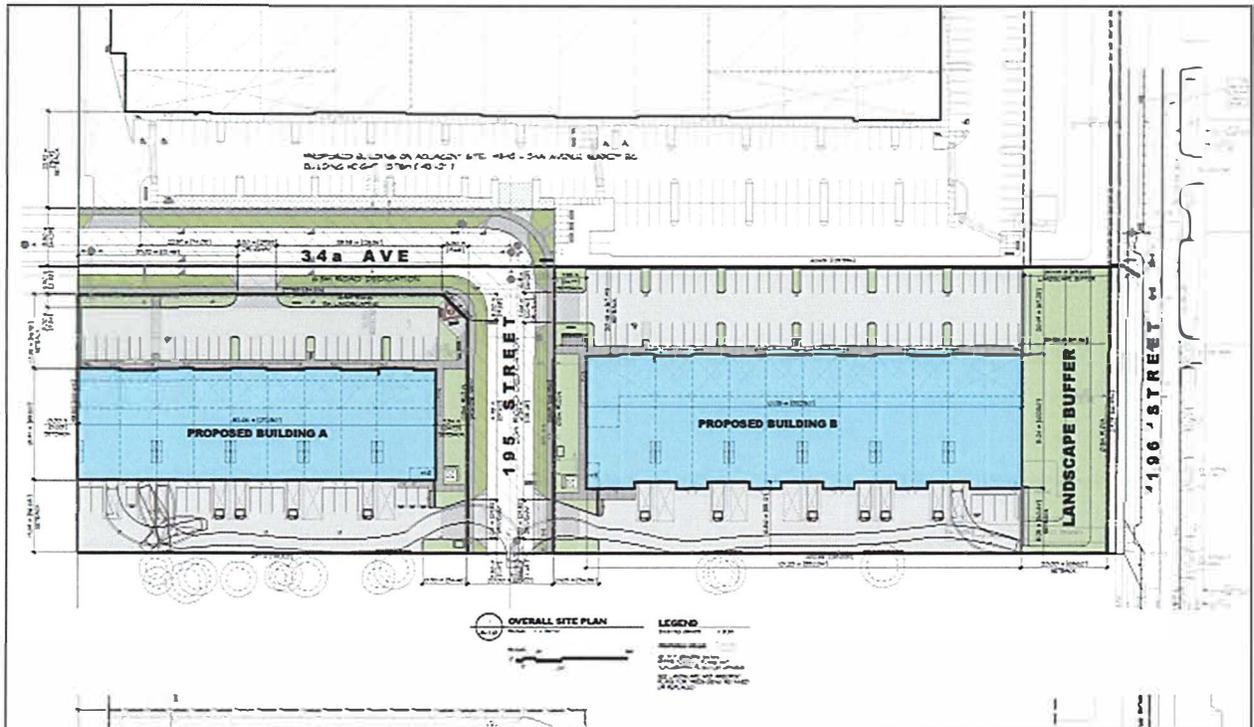
- Avoid the need for impactful private reciprocal access easements that are permanently registered on title and can cause issues for tenants with regards to maintenance and security; and
- Can improve access to arterial roads, such as left-in access, because they provide a broader public benefit (as reflected in the Engineering Design Criteria Manual).

The Biodiversity Conservation Strategy (“BCS”) was approved by Council as part of Corporate Report No. R141; 2014 on July 21, 2014. The BCS identifies lands throughout the City that will form the Green Infrastructure Network that will provide an interconnected natural areas, green corridors, and open space.

DISCUSSION

Applicants are advised of the local road requirements following a meeting with staff who establish the requirements for each application individually that take into consideration various attributes, include the size of the development site, whether lots are being consolidated, the proposed land uses, proximity to existing and proposed signalized intersections, et cetera.

As part of Development Application No. 7921-0188-00 at 3409 – 196 Street, staff identified the need for the local road of 195 Street and 34A Avenue to service their development site and the broader area, as illustrated below. This local road has a standard 20m road dedication, in accordance with the Engineering Design Criteria Manual, and establishes the 195 Street local road cross-section and alignment north of 32 Avenue.



As part of the same development, staff also identified the need for a buffer along 196 Street. Given the increasing cost of industrial land and the general shortage of industrial land, staff recommend a reduction in the buffer from 30m to 20m, which was previously provided as part of Development Application No. 7919-0256-00 at 19524 – 36 Avenue. Council completed Third Reading of

Development Application No. 7921-0188-00 on June 13, 2022 and granted Final Adoption on October 3, 2022.

As part of the S. Gill's development application, staff re-affirmed the need for the local road of 195 Street south of 32 Avenue to service their development site and the broader area, including extensions of 195 Street both north and south of 32 Avenue. Staff did not identify the need for a buffer as this property is not adjacent to 196 Street nor did staff identify the need for a Green Infrastructure Network corridor as the BCS has not identified the need for one on this property. Wherever possible, local road networks are planned to align with property lines to accommodate more equitable dedication of road allowance. Ideally, the 20m road allowance would be shared equally 10m - 10m on each side of property line; however, industrial local roads require a minimum half-road of 11.5m if one neighbouring development application precedes the other.

In this situation, S. Gill proceeded with a development concept with 195 Street along the east side of the property, with 11.5m dedication provided by S. Gill for the 195 Street half-road industrial standard. The remaining 8.5m of the ultimate 20m local road allowance would be dedicated as part of the Seven Horses development application to the east.

As part of the pre-application process in early 2021 for Development Application No. 7921-0247-00, staff advised Seven Horses of the same requirement for 195 Street as provided to Development Application No. 7919-0035-00. Staff also advised Seven Horses of the need for the 20m buffer along 196 Street which would also serve as the Green Infrastructure Network corridor identified by the BCS on this property. After receiving these requirements, Seven Horses requested that staff review alternative access and/or eliminate the road requirement based on their perceived burden imposed on their site from both a half road and the 196 Street / Green Infrastructure Network requirement. Staff reviewed various alignments with Seven Horses, but in all cases their preferred alignments either sought to:

1. eliminate the road, which is inconsistent with staff's local road network; or
2. reduce the 20m local road cross-section, which is inconsistent with the 195 Street standard established by the approved applicants to the north; or
3. shift the road further west so that the neighbouring S. Gill development had an even more disproportionate amount of the resulting road dedication; and/or
4. reduce the buffer along 196 Street to less than 20m, which has been the buffer standard established by two applicants to the north.

CONCLUSION

Over the course of this year, staff have discussed the required alignment for 195 Street with applicants in the LAP. A variety of alignments have been reviewed, with the alignment of being provided by S. Gill as part of Development Application No. 7919-0035-00 being their preferred alignment.

This alignment is also the preferred alignment by staff as it provides for the most equitable dedication of the half-road standard between properties, consistent with planned 195 Street extension to the south, and the planned connection to the north which Development Application No. 7921-0188-00 has established.



Scott Neuman, P.Eng.
General Manager,
Engineering



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development

JA/cc/ss

- c.c. - City Manager
- Acting Manager, Area Planning & Development – South Division
 - Manager, Land Development

TO: Mayor & Council

**FROM: Acting General Manager, Planning & Development
General Manager, Parks, Recreation & Culture**

DATE: November 28, 2022 **FILE: 1300-16**

**RE: Park Comments Related to Proximity of Amenities Surrounding
Development Applications
Regular Council – Land Use – November 28, 2022
Agenda Items B.1., B.3., B.8.**

INTENT

The intent of this memo is to provide comments to Mayor & Council in advance of tonight's Regular Council – Land Use Meeting related to park proximity adjacent to Development Applications.

BACKGROUND

In July 2022, the Planning & Development Department and Parks, Recreation & Culture Department began to implement a new process where Planning and Park staff prepared comments specific to the proximity of park amenities related to some Development Applications. When prepared, these comments have been reflected in the Council package.

DISCUSSION

Since introduced, staff have been refining the process to include comments in more of the Development Application Reports that Council receives during Public Hearing.

There are a number of Development Applications that will be discussed this evening where comments were not prepared in advance. Those comments are reflected in the attached Appendix "I". Moving forward, all *new* Development Application Reports will include Park comments related to park amenity proximity.



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development



Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I": Park Planning Comments

c.c City Clerk
City Manager

LAND USE: November 28, 2022

Park Planning Comments provided on November 28, 2022

ITEM #	DEVELOPMENT APPLICATION #	COMMENTS
LU B.1.	7919-0035-00	<i>Latimer Park is the closest active park, which contains a recreational trail network, and natural areas. The park is 945 metre walking distance from the development.</i>
LU B.3.	7922-0333-00	<i>Hazलगrove Park is the closest active park with amenities that include a soccer field, tennis courts, basketball court, playground, parkour, water park, and open space. The park is 550 metres walking distance from the development. Katzie Park is the closest park with natural areas and is 565 metres walking distance from the development.</i>
LU B.8.	7922-0332-00	<i>Tom Binnie Park is the closest active park with amenities that include, a skate park, a basketball court, a ball hockey court, a soccer field, and open space and is across the street from the development. Kwantlen Park is the closest park with natural area and is 1.2km from the development</i>

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0035-00

Planning Report Date: November 28, 2022

PROPOSAL:

- **Rezoning** from A-1 to IB-1
- **Development Permit**
- **Development Variance Permit**

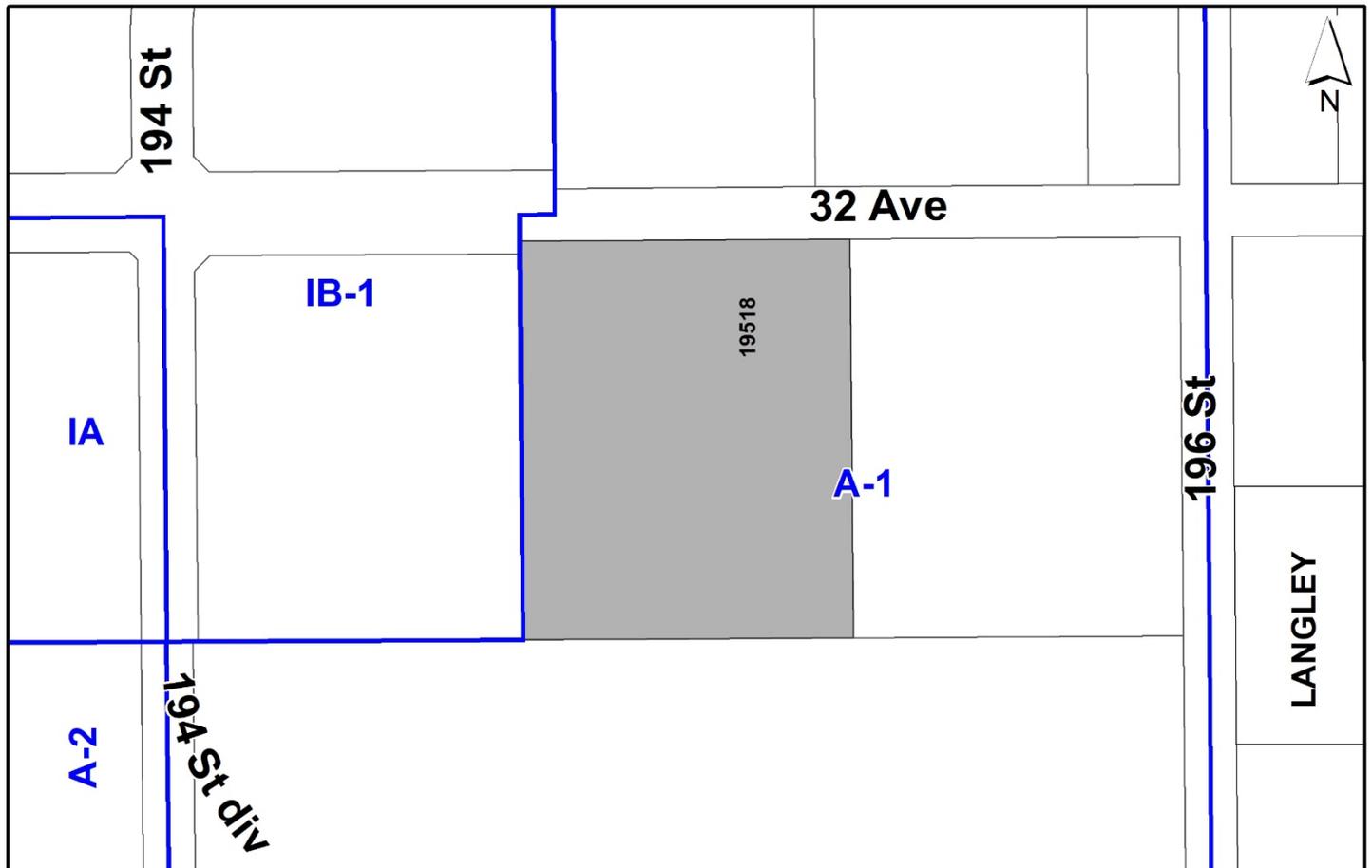
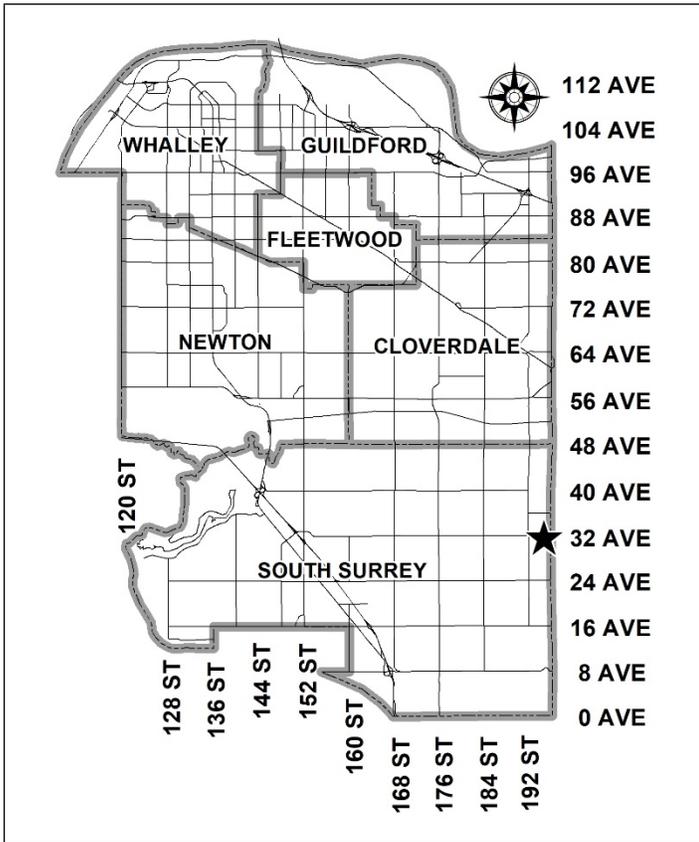
to permit the development of a 9,650 square-metre multi-tenant industrial building.

LOCATION: 19518 - 32 Avenue

ZONING: A-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Landscape Strips



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- 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 front yard setback requirements of the IB-1 Zone, and the required number of parking spaces.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Business Park and Landscape Strips designation in the Campbell Heights Local Area Plan (LAP)
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Campbell Heights.
- The proposal 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 street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed sign is high quality and is of an appropriate size and scale for the development.
- The proposed building setback reduction on the north portion of the site is required to accommodate the corner office and to visually anchor the corner at the future intersection. The retention of trees along 32 Avenue requires the sidewalk to meander into the site, to help accommodate the tree protection zones.
- The applicant is proposing to reduce the required number of parking spaces from 114 to 101 stalls. The applicant has demonstrated that the proposed use will have less demand for parking relative to Zoning By-law requirements, as the site is intended for a single occupant. In support of the proposed reduction for the number of required parking spaces, a restrictive covenant will be registered on title, restricting the mezzanine space to storage use only.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0035-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7919-0035-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (north) setback of the IB-1 Zone from 7.5 metres to 4.0 metres to the principal building face on the ground floor and 2.95 metres on the second storey along the east portion of the building; and
 - (b) to reduce the minimum number of on-site parking spaces from 114 to 101.
4. 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (h) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site; and
 - (i) registration of a Section 219 Restrictive Covenant to restrict the use of the mezzanine space as storage space.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant land (dwelling removed some years ago)	Business Park and Landscape Strips	A-1
North (Across 32 Avenue):	Single family dwelling and forested land	Business Park and Landscape Strips	A-1
East:	Forested land, under Development Application No. 7921-0247-00		A-1
South:	Forested land		A-1
West:	Recently approved multi-tenant industrial building, currently under construction		IB-1

Context & Background

- The subject site is 1.95 hectares (4.84 acres), designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" and "Landscape Strips" in the Campbell Heights Local Area Plan (LAP) and zoned "General Agricultural Zone (A-1)".
- The site previously had a single-family dwelling that was demolished a few years ago. The site is currently vacant.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "General Agricultural Zone (A-1)" to "Business Park Zone (IB-1)" and a Development Permit for Form and Character to permit the development of an industrial business park building with a gross floor area of 9,650 square metres (FAR 0.56). With a gross site area of 19,570 square metres and the required road dedication of 2,359 square metres, the total net site area is 17,211 square metres.
- The building is designed as a multi-tenant building, with 7 units proposed, but ultimately intended for a single occupant.
- The application requires road dedication along 32 Avenue to the north and the future 195 Street along the eastern property line. Site access is proposed with one access on 32 Avenue and 2 accesses on 195 Street.

	Proposed
Lot Area	
Gross Site Area:	1.95 hectares (4.84 acres)
Road Dedication:	0.23 hectares
Undevelopable Area:	n/a
Net Site Area:	1.72 hectares (4.25 acres)

	Proposed
Number of Lots:	1
Building Height:	13.71 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	0.56
Floor Area	
Industrial:	8,475 sq. m.
Offices:	1,175 sq. m.
Total:	9,650 sq. m.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Fire Department	No concerns.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The application requires road dedication to the north and east. To the north, 4.95 metres for 32 Avenue widening, and to the east to 11.5 metres for the currently unconstructed 195 Street. There is also the provision of a 6 metres by 6 metres corner cut at the intersection.
- The site will be accessed via three driveways, one on 32 Avenue for trucks, and two on 195 Street, the southern one for vehicular and trucks access, and the northern one for vehicular access only.
- The proposed truck loading bays are located on the western portion of the site, with some landscaping and screening from 32 Avenue.

Transit

- Transit route #531 (White Rock Centre / Willowbrook) currently runs along 32 Ave passing by the subject site, with the nearest stops less than 200 metres away (5 minute walk) at 196 Street.

Traffic Impacts

- This proposal did not meet the Surrey Design Criteria Manual's threshold of 100 peak hour trips for requiring a Traffic Impact Analysis (TIA).
- Based on Institute of Transportation Engineers (ITE) Trip Generation Manual, the proposed Industrial development is estimated to generate a maximum of 83 trips during the AM peak hour.

- It is anticipated that the adjacent intersections and road network can easily accommodate the expected trips from this development without any additional off-site mitigating measures (beyond road frontage improvements).

Road Network and Infrastructure

- 32 Avenue is an east-west Arterial Road requiring approximately 5 metres of dedication from the applicant to achieve the ultimate road right-of-way width. The applicant will construct a sidewalk on the south side of 32 Avenue that will meander onto private property (secured through a Statutory Right-of-Way) in order to retain significant trees in the boulevard.
- 195 Street is a future north-south Local Road requiring dedication from the applicant to achieve a functional half-road. The applicant will construct the west side of 195 Street along the site frontage, to the City's local road standard with sidewalk, boulevard with trees and lighting, curb, and pavement.
- The applicant has been pursuing a Tree Cutting Permit (TCP) from the owners of the adjacent property to the east at 19590 32 Avenue that would allow for the proposed cross section for 195 Street to be realized. To date the applicant has not been able to secure a TCP, and has thus worked with staff to identify an alternate cross-section for 195 Street that can be used, if the tree cutting permit is not secured and the trees on the adjacent property are required to be retained.
- Staff have reviewed the alternate cross section and have determined that this would be acceptable should the applicant not be successful in securing a TCP from the neighboring property owners.

Access

- The site will be accessed via three driveways, one on 32 Avenue designated as an egress only, and two on 195 Street. The southern access on 195 Street is for vehicular and trucks access, and the northern access is for vehicular access only.
- The access on 195 Street is planned to be ingress only until 195 Street is widened to the ultimate Local Road standard.

Parking

- The Zoning Bylaw requires 73 spaces for the proposed industrial use and 41 spaces for the proposed office use, requiring 114 parking spaces in total.
- The applicant is proposing 101 spaces, resulting in a shortfall of 13 spaces. A parking variance is proposed (discussed in the Variance Section below) to resolve the deficiency in the required parking.
- The applicant has demonstrated that the proposed use will have less demand for parking relative to Zoning By-law requirements, as the site is intended for a single occupant. In support of the proposed reduction for the number of required parking spaces, a restrictive covenant will be registered on title, restricting the mezzanine space to storage use only.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- The future buildings on the site will be designed with a high-albedo roof with a minimum Solar Reflectance Index value of 75.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "Mixed Employment" land use designation in the Metro Vancouver Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the "Mixed Employment" land use designation in the Official Community Plan.

Themes/Policies

- B6.6 – Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces.

(The proposed development has attractive elevations along 195 Street and 32 Avenue with expansive two-level spandrel glazing at the northeast corner. There is also a public amenity at the northeast corner).

- B6.9 – Create opportunities for interactive and enjoyable public plazas by using furniture, banners, signs, interactive public art, heritage interpretation, paving patterns, vibrant colours and other "placemaking" design elements.

(The proposed development includes a plaza at the northeast corner of the site, with benches and an amenity space).

- C2.38 – Ensure the loading and on-site access of goods delivery vehicles is considered in conjunction with overall urban development site design.

(Site access and loading bays have been designed and located to minimize public view, and to allow for the building to be used as screening for portions of the site. The loading is accessed from 32 Avenue, with landscape buffering for screening along that frontage. There is also a one-way drive aisle to the loading area on 195 Street).

- E1.20 – Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

(The proposed development is compatible with the Mixed Employment designation and builds upon the employment lands in Campbell Heights. The subject site is also located near the major transportation corridors of 36 Avenue, Highway 15, 192 Street and international border crossings).

Secondary Plans

Land Use Designation

- The proposal complies with the Business Park and Landscape Strips designation in the Campbell Heights Local Area Plan (LAP) as follows:
- 6.5.1.4 – Design Guidelines: Business Park – The use of glass and high quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

(The proposed development incorporates expansive two-level spandrel glass at the intersection corner and along the 195 Street frontage. There is also added articulation for the building at the northeast corner).

- 6.5.1.4 – Design Guidelines: Business Park – Variations in massing and changes in height and horizontal planes are encouraged.

(The proposed development incorporates a variation in building height at the unit entrances, and the northeast corner has a detail with spandrel glass and overhang on 32 Avenue).

- 6.5.1.4 – Design Guidelines: Business Park – The exterior of buildings should be coordinated in the design on all elevations with regard to colour, materials, architectural form, and detailing to achieve design harmony and continuity.

(The proposed building is architecturally coordinated with a modern appearance that promotes harmony by using consistent cladding materials, glazing, and landscaping).

Zoning By-law

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 1 Zone (IB-1)", streamside setbacks and parking requirements.

IB-1 Zone (Part 47A)	Permitted and/or Required	Proposed
----------------------	---------------------------	----------

IB-1 Zone (Part 47A)	Permitted and/or Required	Proposed
Unit Density:	n/a	n/a
Floor Area Ratio:	1.00	
Lot Coverage:	60%	
Yards and Setbacks		
North (front):	7.5 metres	7.5 m, with 4.0 m at the corner to ground floor and 2.95 m above
East (side on flanking street):	9.0 metres	17.4 metres
South (rear):	7.5 metres	7.5 metres
West (side):	7.5 metres	25.8 metres
Height of Buildings		
Principal buildings:	14 metres	13.71 metres
Accessory buildings:	6 metres	n/a
Parking (Part 5)	Required	Proposed
Number of Stalls		
Commercial:	29	29
Industrial:	85	72
Total:	114	101*

*Note: Parking Variance is being proposed as discussed below.

Setback/Parking Variances

- The applicant is requesting the following variances:
 - to reduce the minimum front yard setback of the IB-1 Zone from 7.5 metres to 4.0 metres to the principal building face on the ground floor and 2.95 metres on the second storey along the east portion of the building; and
 - to reduce the minimum number of on-site parking spaces from 114 to 101.
- The proposed building setback reduction on the north portion of the site is required to accommodate the corner office and to visually anchor the corner at the future intersection. The retention of trees along 32 Avenue requires the sidewalk to meander into the site, to help accommodate the tree protection zones.
- The applicant has demonstrated that the proposed use will have less demand for parking relative to Zoning By-law requirements, as the site is intended for a single occupant. In support of the proposed reduction for the number of required parking spaces, a restrictive covenant will be registered on title, restricting the mezzanine space to storage use only.
- Staff support the requested variances to proceed for consideration.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy

requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 01, 2019, and updated on October 21, 2022, and the Development Proposal Sign was installed on Mar 06, 2019, and updated on October 26, 2022. Staff received some questions and general support from the Little Campbell Watershed Society. No other correspondence was received in response to the proposal.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Campbell Heights Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Campbell Heights Local Area Plan (LAP).
- The applicant has worked with staff to enhance interface, increase building articulation and screening, and retain trees along 32 Avenue by meandering the sidewalk.
- The general site design consists of one large industrial building, with a 7.5 metre wide landscape buffer along the north frontage, and a 3 metre wide landscape buffer along the main parking area at the east frontage. The south portion of the site accommodates a one-way drive aisle. The west setback is proposed at 25.8 metres, which exceeds the minimum 7.5 metres, and accommodates the loading area. A publicly accessible open space plaza is featured at the northeast corner of the site at the future intersection.
- The longitudinal length of the building along 195 Street is visually scaled down with a series of indented bays that provides a comfortable proportion. The building is proposed to be constructed of concrete tilt-up panels in shades of grey, which have ample street-oriented glazing on both storeys along 195 Street and along the 32 Avenue frontage.
- Vehicular access is proposed on 195 Street to the east, and truck and employee access is proposed on 32 Avenue to the north. There is an additional access at the southeast portion of the site on 195 Street, that provides vehicular access, as well as one-way truck access to the loading bay. The loading area will be screened from public view by the building and landscaping along 32 Avenue.

Signage

- One upper storey sign is proposed on the 32 Avenue frontage, in individual channel letters, complying with the Sign By-law, as well as individual fascia signs for each business along 195 Street. A free-standing sign is proposed for the building address.

Landscaping

- A landscape buffer is provided along both roads, with 3 metres provided on 195 Street, and a varying buffer from 4 metres to 7.5 metres along 32 Avenue, with several trees retained along 32 Avenue.
- On the north portion of the site, the landscaping is proposed adjacent to the building, and on the east, there is surface parking proposed between the building and the landscape buffer. A publicly accessible open space plaza is proposed at the northeast portion of the site.
- The new trees on the site will consist of a variety of trees including Princeton Sentry Ginkgo, Skyline Honeylocust, Akebono Yoshino Cherry, White Ash, Dawn Redwood, and Giant Sequoia.

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. These generally include minor changes to landscaping and architectural details.
- 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

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch	1	0	1
Oak	2	1	1
Maple	2	2	0
Coniferous Trees			
Deodar Cedar	2	2	0
Douglas Fir	48	34	14
Hemlock	2	2	0
Sawara Cypress	1	1	0
Shore Pine	1	1	0
Spruce	3	3	0
Western Red Cedar	20	20	0

Total (excluding Alder and Cottonwood Trees)	82	66	16
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	43		
Total Retained and Replacement Trees	59		
Contribution to the Green City Program	\$36,800		

- The Arborist Assessment states that there are a total of 82 mature trees on the site, excluding Alder and Cottonwood trees. 3 existing trees, approximately 3.5 % of the total trees on the site, are Cottonwood trees. It was determined that 16 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.
- The proposed alignment of the sidewalk on 32 Avenue was altered in order to maximize tree preservation on the site. This will require a meandering of the sidewalk, which will be achieved through a Statutory Right-of-Way on the subject site.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 135 replacement trees on the site. Since only 43 replacement trees can be accommodated on the site, the deficit of 92 replacement trees will require a cash-in-lieu payment of \$36,800, representing \$400 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 including Princeton Sentry Ginkgo, Skyline Honeylocust, Akebono Yoshino Cherry, White Ash, Dawn Redwood, and Giant Sequoia.
- In summary, a total of 59 trees are proposed to be retained or replaced on the site with a contribution of \$36,800 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, 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. 7919-0035-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

LFM/cm

PROPOSED INDUSTRIAL BUILDING FOR:



ADDRESS: 19518 32 AVE, SURREY, B.C.



ARCHITECTURAL DRAWING LIST

COVER PAGE	A-0-0
OVERALL SITE PLAN	A-1-0
BASE PLAN	A-1-1
SITE DETAILS	A-1-2
ENLARGED AMENITY PLANS	A-1-3
FIRE ACCESS PLAN	A-1-4
MAIN FLOOR PLAN	A-2-0
ROOF PLAN	A-3-0
ELEVATIONS	A-4-0
ENLARGED ELEVATIONS	A-4-1
SECTIONS	A-5-0



1 CONTEXT PLAN
SCALE: N.T.S.

CHIP BARRETT ARCHITECT
REG. - 15085 PRACTICING CERTIFICATE NO. 1444 958

D.FORCE DESIGN INC.
IN ASSOCIATION WITH
2626A ALLIANCE STREET, ABSTRACTOR, B.C., V2S 3A9
TEL: (604) 607-5655 EMAIL: DANCY@DFORCE.CA

The Plans are an illustration of services to be provided by Chip Barrett Architect and may not be implemented without approval and design by the appropriate regulatory agencies. No other information shown on the drawing shall be construed as a contract, or any other legal document, unless specifically stated otherwise on the drawing.

NO.	DATE	DESCRIPTION
1	NOV 20 2023	ISSUED FOR IFC
2	NOV 20 2023	ISSUED FOR IFC
3	NOV 20 2023	ISSUED FOR DEVELOPMENT PERMIT
4	NOV 20 2023	ISSUED FOR REVIEW
5	NOV 20 2023	ISSUED FOR REVIEW

DEVELOPER:
BELSHORE DEVELOPMENTS
SIRMEN GILL
21905 54 AVE, LANGLEY BC, V2Y 2N7
P: 604 762 8205
E: sirmeng@bshd.com

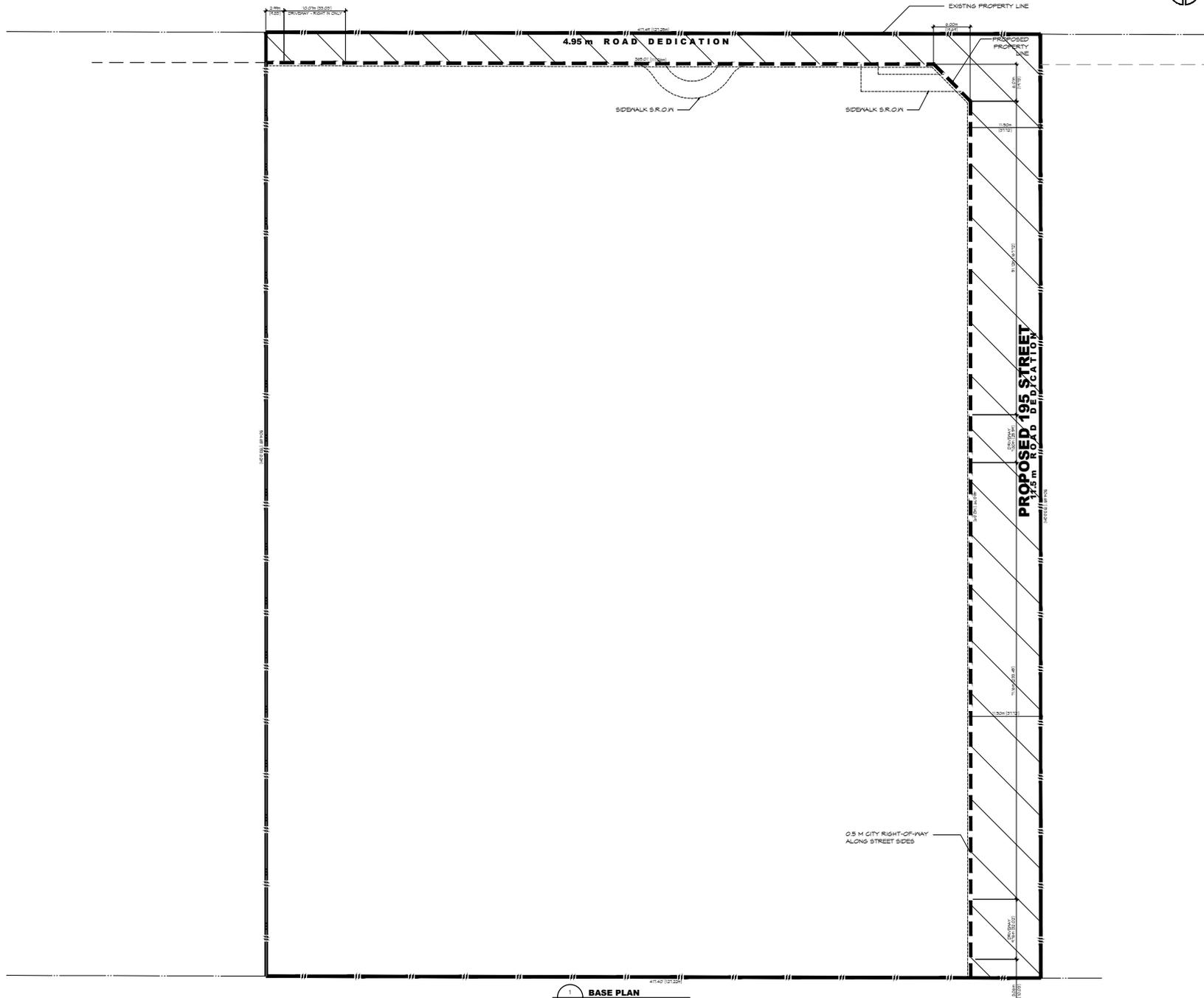
PROPOSED INDUSTRIAL BUILDING FOR:
BELSHORE DEVELOPMENTS

ADDRESS: 19518 32 AVE SURREY, B.C.

DRAWING:
COVER PAGE

DATE	JOB NO.	DRAWN
NOV 20 2023	20-025	V.G.F.
	DESIGNED	
	CHECKED	C.B.
	PLOTT DATE	NOV 20 2023

PROJECT: DRAWING NUMBER:
A-0-0



1 BASE PLAN
SCALE: 1" = 20'-0"



CHIP BARRETT ARCHITECT
110-11555 FALCON BLVD., SUITE 100, V1V 1K4
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ARROTHORSTOWN, B.C. V2B 3J9
TEL: (604) 607-9959 EMAIL: DART@DFRBCA

This drawing is an indication of service to be provided. It is not a contract. The client is responsible for providing all necessary information and data for the design. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the design of any structure or equipment not shown on this drawing.

25	
24	
23	
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	

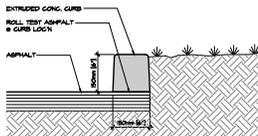
4	OCT 2022	RE-ISSUED FOR DP
3	SEP 29 22	RE-ISSUED FOR DP
2	MAY 11 22	ISSUED FOR DEVELOPMENT PERMIT
1	MAY 11 22	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION

DEVELOPER:
BELSHORE DEVELOPMENTS
SARREN GILL
21965 64 AVE, LANGLEY BC, V2Y 2N7
P: 604-762-0296
E: sarren@gilbelimited.ca

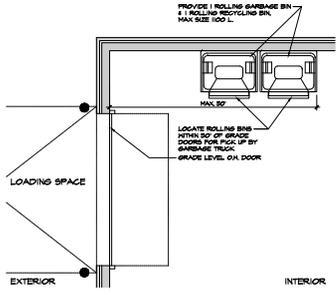
PROPOSED INDUSTRIAL BUILDING FOR:
BELSHORE DEVELOPMENTS

ADDRESS: 1616 32 AVE, SURREY, B.C.
DRAWING:
BASE PLAN

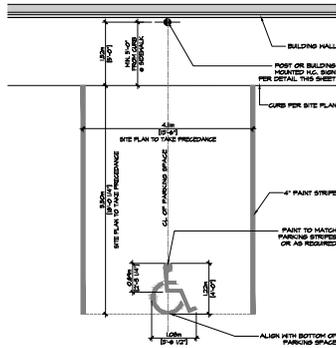
SEAL	JOB NO. 20-025	DRAWN BY JW
	DESIGNED	C.B.
	CHECKED	
	PLLOT DATE	OCT 20 22



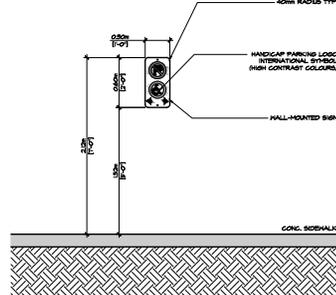
3 CURB DETAIL
SCALE: 1/2" = 1'-0"



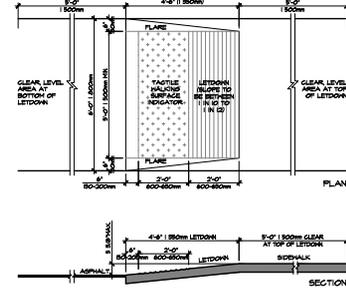
4 INTERIOR GARBAGE DETAIL
SCALE: 1/4" = 1'-0"



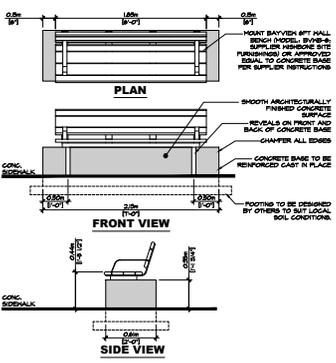
5 HANDICAP PARKING STALL DETAIL
SCALE: 1/4" = 1'-0"



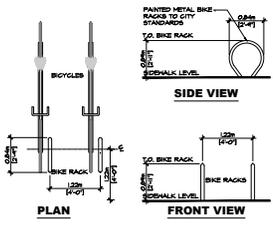
2 HANDICAP PARKING SIGN DETAIL
SCALE: 1/2" = 1'-0"



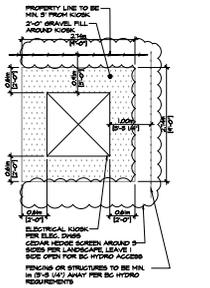
1 LETDOWN DETAIL
SCALE: 1/2" = 1'-0"



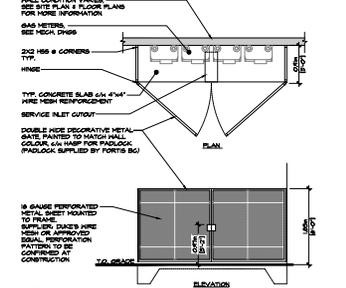
4 BENCH DETAIL
SCALE: 1/2" = 1'-0"



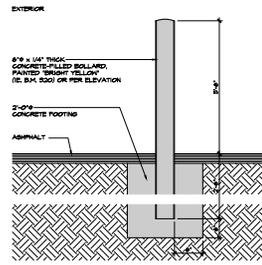
6 BIKE RACK DETAIL
SCALE: 1/4" = 1'-0"



7 ELECTRICAL KIOSK DETAIL
SCALE: 1/4" = 1'-0"



6 GAS METER DETAIL
SCALE: 1/4" = 1'-0"



10 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

CHIP BARRETT ARCHITECT
ARCHITECTS
100-10805 146TH AVE. S.W. #100
BELLEVUE, WA 98004
TEL: (206) 451-1100
WWW.CHIPBARRETTARCHITECTS.COM

D.FORCE DESIGN INC.
DESIGNERS
2025A ALLANCE STREET, ABBOTSFORD, B.C. V2E 3L0
TEL: (604) 607-9859 EMAIL: DANNY@DFORCE.COM

This drawing is the property of Chip Barrett Architects. It is to be used only for the project and site described herein. It is not to be used for any other project or site without the written consent of Chip Barrett Architects. All rights reserved.

25	
24	
23	
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	

4	OCT 20 22	ISSUED FOR DP
3	SEP 29 22	ISSUED FOR DP
2	MAY 11 22	ISSUED FOR DEVELOPMENT PERMIT
1	MAY 11 22	ISSUED FOR REVIEW
00	DATE	DESCRIPTION

DEVELOPER:
BELSHORE DEVELOPMENTS

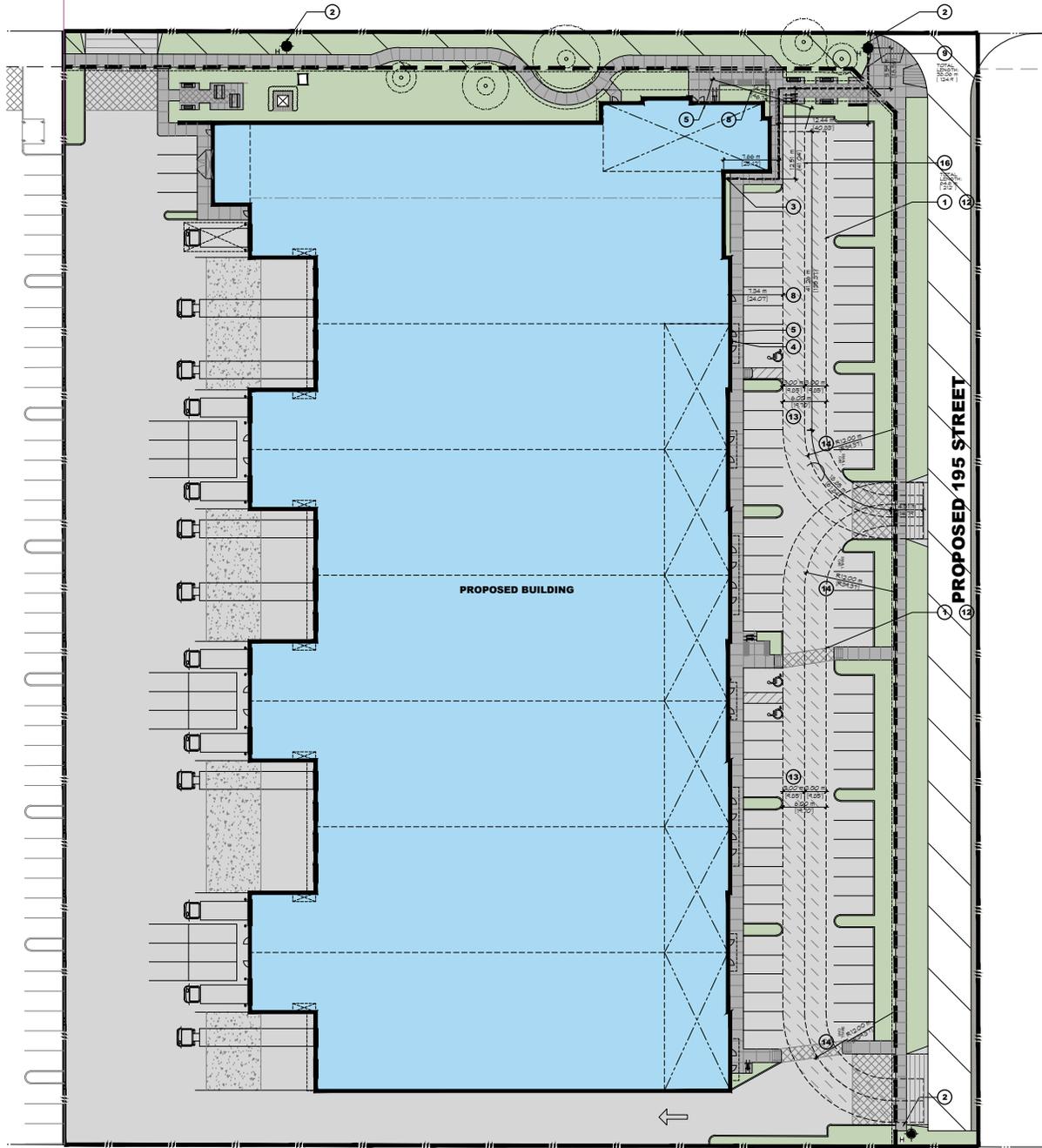
PROPOSED INDUSTRIAL BUILDING FOR
BELSHORE DEVELOPMENTS

ADDRESS: 1618 32 AVE. SURREY, BC

DRAWING: **SITE DETAILS**

SJAL	JOB NO: 20-025	DRAWN: JW
	DESIGNED:	
	CHECKED:	C.B.
	PLST DATE:	OCT 20 22

PROJECT: DRAWING NUMBER: **A-1.2** REV: **4**



KEYED FIRE RESPONSE PLAN NOTES

1	A CLEARLY IDENTIFIED OR HIGHLIGHTED ACCESS ROUTE(S).
2	THE LOCATION OF NEW AND EXISTING FIRE HYDRANTS.
3	THE LOCATION OF THE FIRE DEPARTMENT CONNECTION(S).
4	THE LOCATION OF THE FIRE ALARM INDICATOR PANEL(S).
5	THE LOCATION OF THE PRIMARY ENTRANCE TO THE BUILDING AND ANY PRIMARY ENTRANCES TO LOTS NOT CONNECTED TO THE BUILDING THROUGH AN INTERNAL CORRIDOR.
6	THE LOCATION OF STAIRWELLS THAT PROVIDE ACCESS TO ABOVE GRADE AND BELOW GRADE LEVELS, AND THE STAIRS TO BE USED FOR THE IDENTIFIED PRIMARY RESPONSE POINT.
N/A	THE LOCATION OF ALL ENTRANCES AND EXITS FROM THE PROPOSED DEVELOPMENT AREA.
7	THE DIMENSIONED DISTANCE FROM THE PRINCIPAL ENTRANCE TO THE CLOSEST PORTION OF THE ACCESS ROUTE. (IBC 3.2.5.1)
8	THE DIMENSIONED UNOBSTRUCTED DISTANCE BETWEEN THE FIRE HYDRANT(S) AND THE FIRE DEPARTMENT CONNECTION(S). (IBC 3.2.5.2)
N/A	IF THE BUILDING IS NOT PROVIDED WITH A FIRE DEPARTMENT CONNECTION, THE DIMENSIONED DISTANCE FROM THE IDENTIFIED PRIMARY ENTRANCE AND STAIRS TO THE CLOSEST PORTION OF THE ACCESS ROUTE. (IBC 3.2.5.1)
N/A	IF THE BUILDING IS NOT PROVIDED WITH A FIRE DEPARTMENT CONNECTION, THE DIMENSIONED DISTANCE OF PATH OF TRAVEL FROM ALL BUILDINGS AND EXITS TO THE CLOSEST PORTION OF THE ACCESS ROUTE. (IBC 3.2.5.2)
9	THE ACCESS ROUTE THAT MUST BE DESIGNED TO SUPPORT A WINCH WEIGHT OF 30,267 kg (66,000 LBS). (IBC 3.2.5.4)
10	THE DIMENSIONED WIDTH OF THE ACCESS ROUTE. (IBC 3.2.5.4)
11	THE DIMENSIONED CENTRE-LINE RADIUS OF THE ACCESS ROUTE. (IBC 3.2.5.4)
N/A	IDENTIFY ANY PORTIONS OF THE ACCESS ROUTE THAT SHALL HAVE A CLEARANCE OF LESS THAN 2.14 m (7 FT). (IBC 3.2.5.4)
12	THE DIMENSIONED DISTANCE FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE. (IBC 3.2.5.4)
N/A	IDENTIFY ANY PORTIONS OF THE ACCESS ROUTE THAT WILL HAVE A CHANGE OF GRADE OR ELEVATION WITHIN 1.22 m (4 FT) OF ANY FIRE DEPARTMENT CONNECTION. (IBC 3.2.5.4)

1 FIRE ACCESS PLAN
SCALE: 1" = 20'-0"



CHIP BARRETT ARCHITECT
100-18855 FALCON CREEK DRIVE, S.W.
VANCOUVER, BC V2C 2G8
TEL: (604) 607-9959

D.FORCE DESIGN INC.
IN ASSOCIATION WITH
2625A ALLIANCE STREET, ARRIOT BROSID, B.C. V2R 3J9
TEL: (604) 607-9959

This drawing is an indication of service to the client and is not a contract. It is the responsibility of the client to ensure that all information is accurate and complete. The client is responsible for obtaining all necessary permits and approvals. The architect and engineer are not responsible for any errors or omissions on the part of the client or any other professional. The architect and engineer are not responsible for any damage to property or persons caused by the use of this drawing.

25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3	OCT 2022	RE-ISSUED FOR DP
2	SEP 2022	RE-ISSUED FOR DP
1	MAR 2022	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE	DESCRIPTION

DEVELOPER:

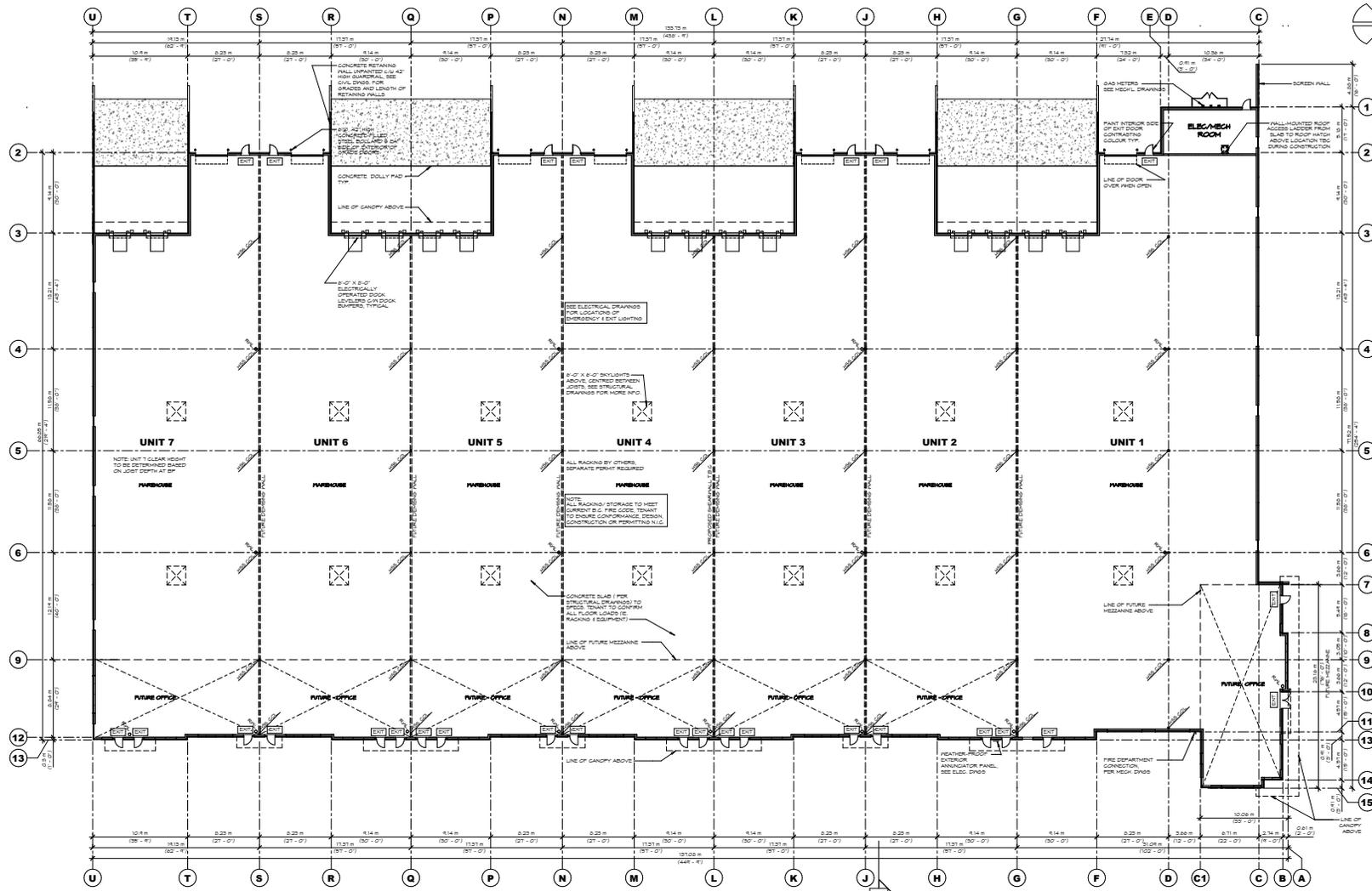
BELSHORE DEVELOPMENTS
SARREN GILL
21965 64 AVE, LANGLEY BC, V2Y 2N7
P: 604-762-0296
E: sarren@gilshimred.ca

PROPOSED INDUSTRIAL BUILDING FOR:
BELSHORE DEVELOPMENTS

ADDRESS: 1616 32 AVE, SURREY, B.C.

DRAWING:
FIRE ACCESS PLAN

SEAL	JOB NO. 2022	DRAWN VCF
	DESIGNED	
	CHECKED	C.B.
	PLST DATE	OCT 20 22



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

CHIP BARRETT ARCHITECT
 140 - 1000 PARKWAY EAST, SUITE 100, VANCOUVER, BC V6A 1S6
D.FORCE DESIGN INC.
 2625A ALLIANCE STREET, ABERTSFORD, B.C. V8B 3A9
 TEL: (604) 607-5655 EMAIL: DANCY@DFORCE.CA

The drawings are an integral part of the contract documents for the project. They shall be read in conjunction with the General Notes and Specifications. The drawings shall be used for the purpose of construction and shall not be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the drawings or for any consequences arising therefrom.

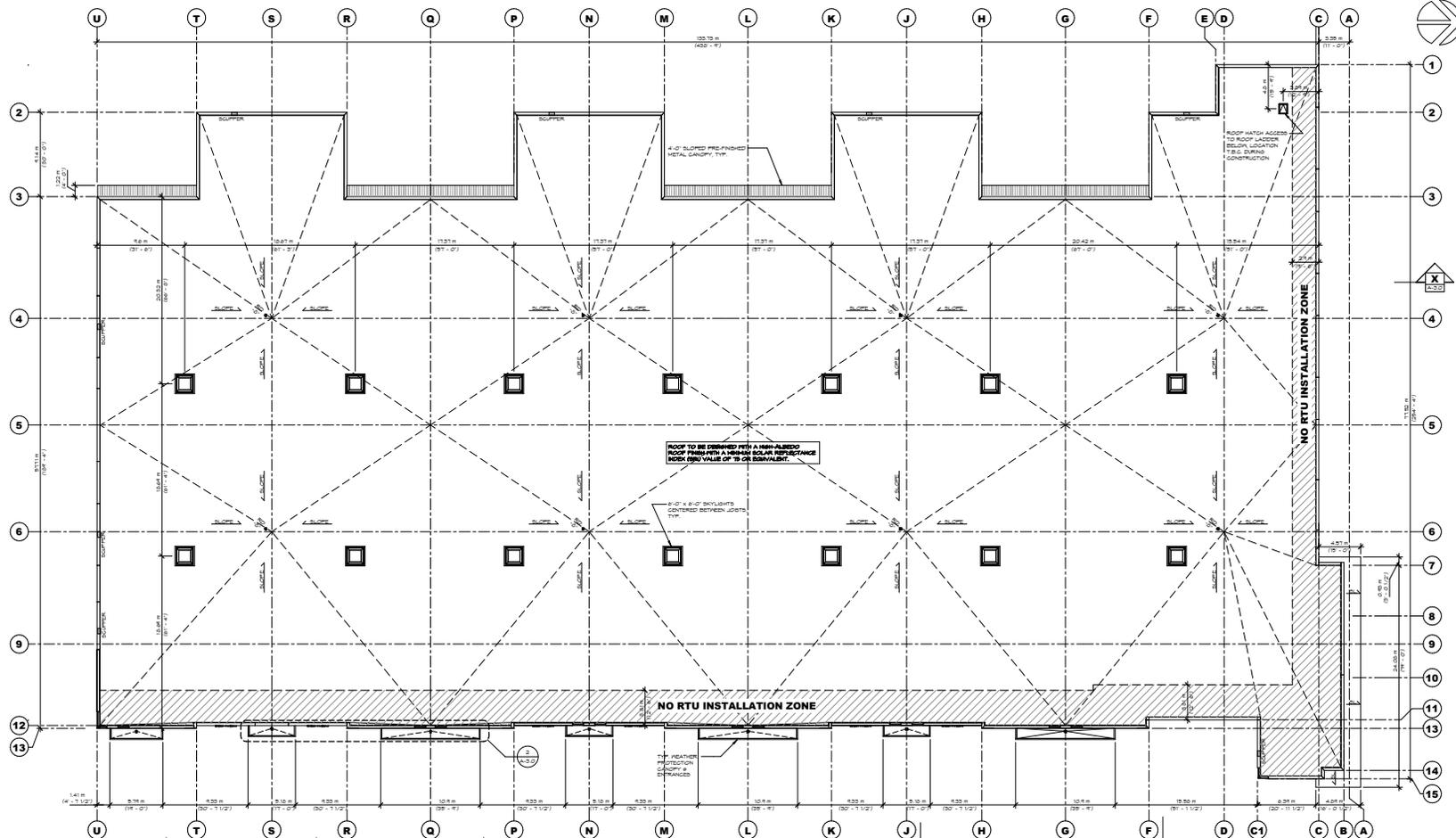
4	FOOTING	RE-DESIGNED FOR USE
5	FOUNDATION	RE-DESIGNED FOR USE
6	FOUNDATION	RE-DESIGNED FOR USE
7	FOUNDATION	RE-DESIGNED FOR USE
8	FOUNDATION	RE-DESIGNED FOR USE
9	FOUNDATION	RE-DESIGNED FOR USE
10	FOUNDATION	RE-DESIGNED FOR USE
11	FOUNDATION	RE-DESIGNED FOR USE
12	FOUNDATION	RE-DESIGNED FOR USE
13	FOUNDATION	RE-DESIGNED FOR USE
14	FOUNDATION	RE-DESIGNED FOR USE
15	FOUNDATION	RE-DESIGNED FOR USE

DEVELOPER:
BELSHORE DEVELOPMENTS
 SIMREN GILL
 21905 54 AVE, LANGLEY BC, V2Y 2N7
 P: 604-760-6000
 E: simreng@belshtd.ca

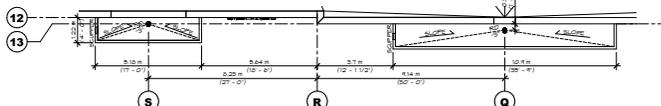
PROPOSED INDUSTRIAL BUILDING FOR:
BELSHORE DEVELOPMENTS

ADDRESS: 1616 54 AVE. SURVEY: B.C.
MAIN FLOOR PLAN

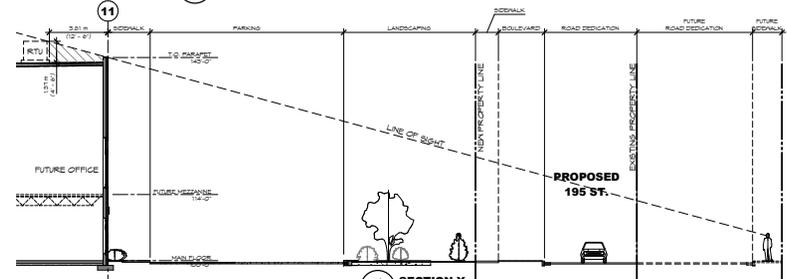
DATE:	DATE NO.:	DATE:	DATE:
DESIGNED:	DESIGNED:	DESIGNED:	DESIGNED:
CHECKED:	CHECKED:	CHECKED:	CHECKED:
DATE:	DATE:	DATE:	DATE:



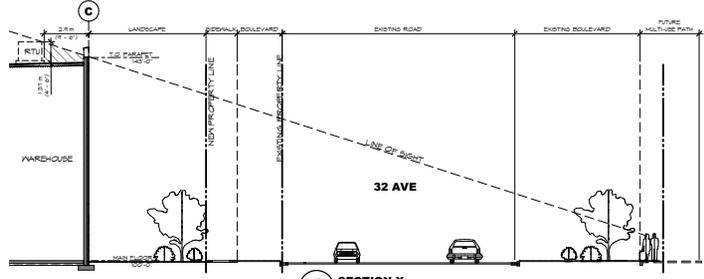
1 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 TYP. ENLARGED CANOPY PLAN
SCALE: 1/2" = 1'-0"



SECTION Y
SCALE: 3/32" = 1'-0"



SECTION X
SCALE: 3/32" = 1'-0"

ROOF NOTES

- SEE STRUCTURAL DWGS FOR FINAL STEEL ELEVATION
- ALL ASPECTS OF ROOF DESIGN INCLUDING STEEL TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE BY MANUFACTURER'S SPECIFICATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- PROVIDE 30 YEAR MEMBRANE GUARANTEE & 5 YEAR SYSTEMS GUARANTEE
- ROOFING MATERIAL WILL CONSIST OF A BALLASTED GREEN ROOF SYSTEM WITH LAYER ABOVE INSULATION FROM ROOF AT 11' RISE, AND ALLOW VALUE OF A MINIMUM OF '18 OR EQUIVALENT' BUT VALUES MAY VARY DUE TO THE NATURAL PERMIT VARIATION OF THE ROOF RISE.

IMPORTANT NOTE

- ROOF INSULATION SKYLIGHTS TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE 90.1 2010 PERFORMANCE METHOD. CONSULT FOR SECTION SPACE
- ROOF INSULATION TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE CONSTRUCTION PER B.C.S.C. 2010

CHIP BARRETT ARCHITECT
450-1005 PARKWAY #1077, C. 1, VAN 198
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V3B 3A9
TEL: (604) 607-5655 EMAIL: DANCY@DFORCE.CA

The Plans are an integral part of a contract of purchase and sale of land and are subject to the terms and conditions of the contract. The Plans are not to be used for any other purpose without the written consent of the architect. The Plans are not to be used for any other purpose without the written consent of the architect. The Plans are not to be used for any other purpose without the written consent of the architect.

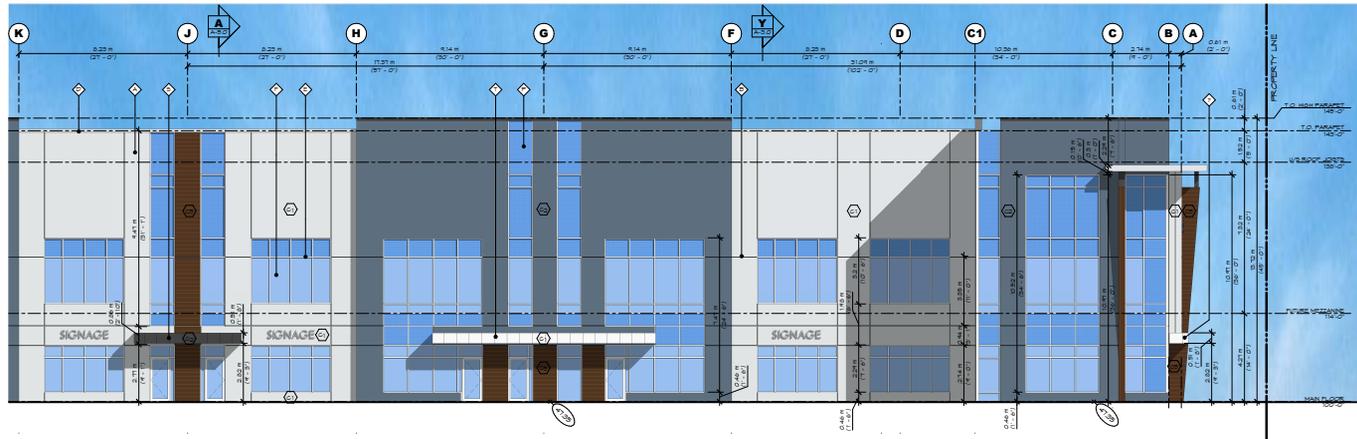
NO.	DATE	REVISION	DESCRIPTION
1	02/20/24	ISSUED FOR PERMIT	
2	02/20/24	ISSUED FOR PERMIT	
3	02/20/24	ISSUED FOR PERMIT	
4	02/20/24	ISSUED FOR PERMIT	
5	02/20/24	ISSUED FOR PERMIT	
6	02/20/24	ISSUED FOR PERMIT	
7	02/20/24	ISSUED FOR PERMIT	
8	02/20/24	ISSUED FOR PERMIT	
9	02/20/24	ISSUED FOR PERMIT	
10	02/20/24	ISSUED FOR PERMIT	
11	02/20/24	ISSUED FOR PERMIT	
12	02/20/24	ISSUED FOR PERMIT	
13	02/20/24	ISSUED FOR PERMIT	
14	02/20/24	ISSUED FOR PERMIT	
15	02/20/24	ISSUED FOR PERMIT	

DEVELOPER:
BELSHORE DEVELOPMENTS
SARIN GILL
2195 54 AVE, LANGLEY BC, V2Y 2N7
P: 604-766-8006
E: sarin@bshd.ca

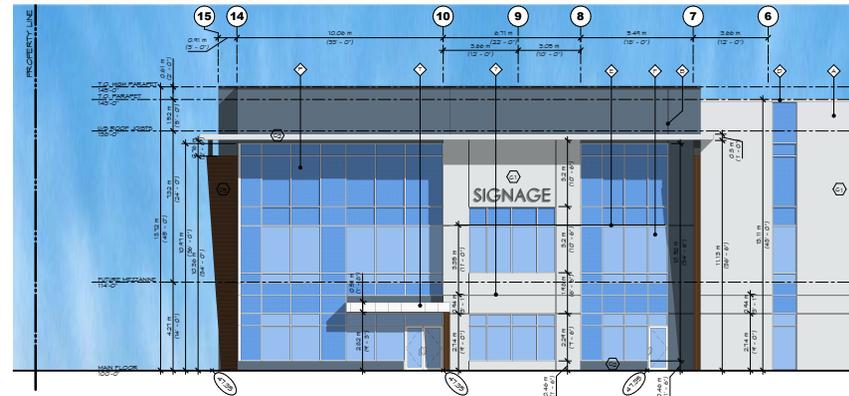
PROPOSED INDUSTRIAL BUILDING FOR:
BELSHORE DEVELOPMENTS

ADDRESS: 1955 32 AVE SURVEY 8-0
ROOF PLAN

NO.	DATE	REVISION	DESCRIPTION
1	02/20/24	ISSUED FOR PERMIT	
2	02/20/24	ISSUED FOR PERMIT	
3	02/20/24	ISSUED FOR PERMIT	
4	02/20/24	ISSUED FOR PERMIT	
5	02/20/24	ISSUED FOR PERMIT	
6	02/20/24	ISSUED FOR PERMIT	
7	02/20/24	ISSUED FOR PERMIT	
8	02/20/24	ISSUED FOR PERMIT	
9	02/20/24	ISSUED FOR PERMIT	
10	02/20/24	ISSUED FOR PERMIT	
11	02/20/24	ISSUED FOR PERMIT	
12	02/20/24	ISSUED FOR PERMIT	
13	02/20/24	ISSUED FOR PERMIT	
14	02/20/24	ISSUED FOR PERMIT	
15	02/20/24	ISSUED FOR PERMIT	



1 ENLARGED EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 ENLARGED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- ◆ CONCRETE TILT-UP PANEL TYP. - PAINTED
- ◆ REVEAL IN CONCRETE - PAINTED
- ◆ PANEL JOINT
- ◆ PRE-FINISHED METAL CAP FLASHING
- ◆ STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- ◆ STOREFRONT GLAZING - CLEAR
- ◆ STEEL HANDDOOR - PAINTED
- ◆ STEEL SECTIONAL OVERHEAD DOOR - PAINTED
- ◆ STEEL GUARDRAILS - PAINTED
- ◆ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◆ SCUPPER
- ◆ SPANDREL GLAZING (REQUIRED TO MATCH VISION GLASS)
- ◆ METAL GLAZ CANOPY
- ◆ STEEL BOLLARD - PAINTED
- ◆ ALUMINUM COMPOSITE METAL GLAZING - GREY
- ◆ ALUMINUM COMPOSITE METAL GLAZING - WHITE

PROJECT COLOURS

- ALL PAINT COLOURS TO BE SIMPSON WILLIAMS U.N.O.
- MAIN FIELD COLOUR 1: GLOD NINE (04 8940)
 - MAIN FIELD COLOUR 2: DISTANCE (04 8243)
 - FIELD ACCENT COLOUR 1: MORNING FOG (04 6225)
 - FIELD ACCENT COLOUR 2: PION ONE (04 7041)
 - LONGBOARD ACCENT GLAZING: LONGBOARD LIGHT NATIONAL PAINT
 - STEEL HANDDOOR COLOUR: PION ONE (04 7041)
 - EXTERIOR GUARDRAILS: PION ONE (04 7041)
 - ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED
 - TYPICAL GLAZING: CLEAR (LOW E AND / OR ADHESIVE TILT UP) COMPLIANT
 - SPANDREL GLAZING COLOUR: GREY
 - LONGBOARD GLAZING PROFILE: 6" V BRIDGE
 - TYPICAL METAL CAP FLASHING: STOCK METAL WHITE & C3 PANELS
STOCK METAL BLACK & C3 PANELS

The drawings are an extension of a contract in the property of Chip Barrett Architect and may not be reproduced without written consent of the architect. The drawings are for design and construction purposes only. The drawings are not to be used for any other purpose without the written consent of Chip Barrett Architect.

NO.	DATE	BY	DESCRIPTION
1	02/20/22	REVISIONS FOR DP	
2	02/20/22	REVISIONS FOR DP	
3	02/20/22	REVISIONS FOR DP	
4	02/20/22	REVISIONS FOR DP	
5	02/20/22	REVISIONS FOR DP	
6	02/20/22	REVISIONS FOR DP	
7	02/20/22	REVISIONS FOR DP	
8	02/20/22	REVISIONS FOR DP	
9	02/20/22	REVISIONS FOR DP	
10	02/20/22	REVISIONS FOR DP	
11	02/20/22	REVISIONS FOR DP	
12	02/20/22	REVISIONS FOR DP	
13	02/20/22	REVISIONS FOR DP	
14	02/20/22	REVISIONS FOR DP	
15	02/20/22	REVISIONS FOR DP	

DEVELOPER:
BELSHORE DEVELOPMENTS
SIMREN GILL
2195 54 AVE. LANGLEY BC, V2Y 2V7
P. 604-763-0206
E. simreng@belsimltd.ca

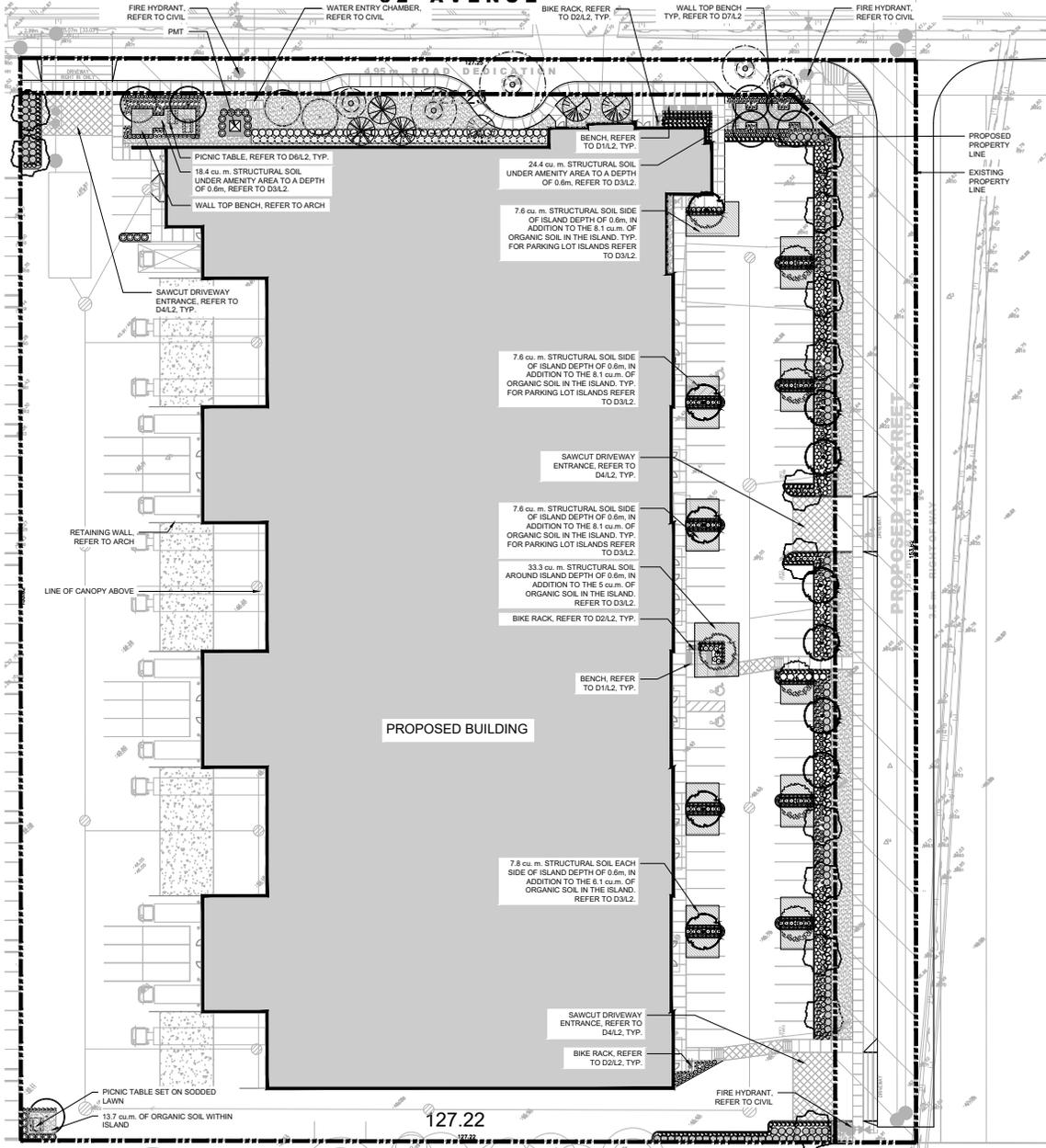
PROPOSED INDUSTRIAL BUILDING FOR:
BELSHORE DEVELOPMENTS

ADDRESS: 1616 54 AVE. SURVEY 6-0

ENLARGED ELEVATIONS

DATE	DESIGNED	DRAWN
02/20/22	C.B.	
02/20/22		

32 AVENUE



- PLANTING NOTES**
1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 4. TREE PROTECTION, PER THE MUNICIPAL DETAIL IF REQUIRED.
 5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 6. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 7. ALL PLANTING SEEDS TO BE FINISHED WITH 15mm OF 50/50 MIL CH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
 8. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARDS FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 9. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORIST'S (ISA) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.

- GENERAL NOTES**
1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORKS. PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- SOODING NOTES:**
1. SOODING AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 QUALITATED TURF SOIL, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARDS. ETANALCING THE FOLLOWING MIX OR APPROVED EQUAL:
 60% BLEND OF (D) VARIETIES OF BENTLYNKY BUDGRASS
 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
 2. AREAS TO BE SOODING SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
 3. LOOSEN SOIL SURFACE PRIOR TO SOODING. ELIMINATE BUMPS AND HOLLOW. ROLL LIGHTLY WHENEVER TOPSOIL IS EXCESSIVELY LOOSE.
 4. PRIOR TO SOODING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 5. DELIVER SOO TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 90 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOO FROM DRAINAGE AND WATER SOO AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOO WILL BE REJECTED.
 6. LAY SOO DURING GROWING SEASON. LAY SOO IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
 7. WATER SOO IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SOODING AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

BOSWALE SOIL SPECIFICATION

COARSE GRAVEL:	0-1%
ALL GRAVEL:	0-8%
SAND:	70-80%
Larger than 0.0075mm:	5-15%
Smaller than 0.0075mm:	10-20%
CLAY:	MAX 25%
CLAY AND SILT COMBINED:	15%
ORGANIC CONTENT (by weight):	0.6-0.5

Organic not to be derived from food waste activity.

- IRRIGATION NOTES:**
1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT' LANDSCAPE AREAS SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBSTANTIAL DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
 4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
 5. USE POP-UP SPRINKLER HEADS.
 6. DO NOT SPRAY WATER ON TREE TRUNKS.

PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	11	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	60m Cal	As Shown	W.B.
	5	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honeylocust	60m Cal	As Shown	W.B.
	10	<i>Prunus x yedoensis 'Akebono'</i>	Akebono Yoshino Cherry	60m Cal	As Shown	W.B.
	11	<i>Fraxinus americana 'Autumn Purple'</i>	White Ash	60m Cal	As Shown	W.B.
CONIFEROUS TREES						
	3	<i>Metasequoia glyptostroboides</i>	Dawn Redwood	3m Ht.	As Shown	W.B.
	3	<i>Sequoiadendron giganteum</i>	Giant Sequoia	3m Ht.	As Shown	W.B.
SHRUBS						
	121	<i>Lonicera nitida</i>	Bonnie Honeysuckle	30cm Ht.	0.75m	42 Put
	41	<i>Eleagnaceae holocalaris var. holocalaris</i>	Santhol	40cm Ht.	1m	43 Put
	158	<i>Calluna vulgaris 'Spring Torch'</i>	Heather	30cm Ht.	0.75m	42 Put
	23	<i>Cornus sericea 'Yalese'</i>	Dwarf Kalmey Dogwood	60cm Ht.	0.8m	43 Put
	42	<i>Nehalium repens</i>	Crawling Oregon Grape	50cm Ht.	1m	43 Put
	84	<i>Rosa woodii</i>	Wood's Rose	30cm Ht.	1m	42 Put
	53	<i>Myrica pensylvanica</i>	Bayberry	30cm Ht.	1m	43 Put
	22	<i>Thaps acuminata 'Strawhat'</i>	Emerald Green Cedar	1.5m Ht.	1m	B & S
PERENNIALS, GROUND COVERS, AND GRASSES						
	207	<i>Echinacea purpurea</i>	Purple Coneflower	1 Galton		Planted
	140	<i>Panicum virgatum 'Prairie Winds'</i>	Chrysanthea Sky Switch Grass	1 Galton		Planted
	112	<i>Lupinus muscari</i>	Big Blue Lupin	1 Galton		Planted
	130	<i>Nassella tenuissima</i>	Mexican Feathergrass	1 Galton		Planted
	151	<i>Pennisetum alopecuroides 'Little Bunny'</i>	Little Bunny Fountain Grass	1 Galton		Planted



- LEGEND**
- TURF GRASS
 - GRAVEL
 - CONCRETE SIDEWALK PAVING
 - SAW-CUT CONCRETE
 - BIKE RACK
 - BENCH
 - PROPERTY LINE
 - EXISTING TREES TO BE RETAINED

4	09/23/2022	ISSUED FOR RE-OP
3	01/14/2022	ISSUED FOR DP
2	24/02/2022	ISSUED FOR REVIEW
1	15/01/2021	ISSUED FOR REVIEW

NO. DATE: **ISSUED** / **DESCRIPTION**
ISSUES & REVISIONS:

SCALE:



BELSHORE DEVELOPMENTS WAREHOUSE

PROJECT ADDRESS:
19518 32 AVENUE,
SURREY, BC

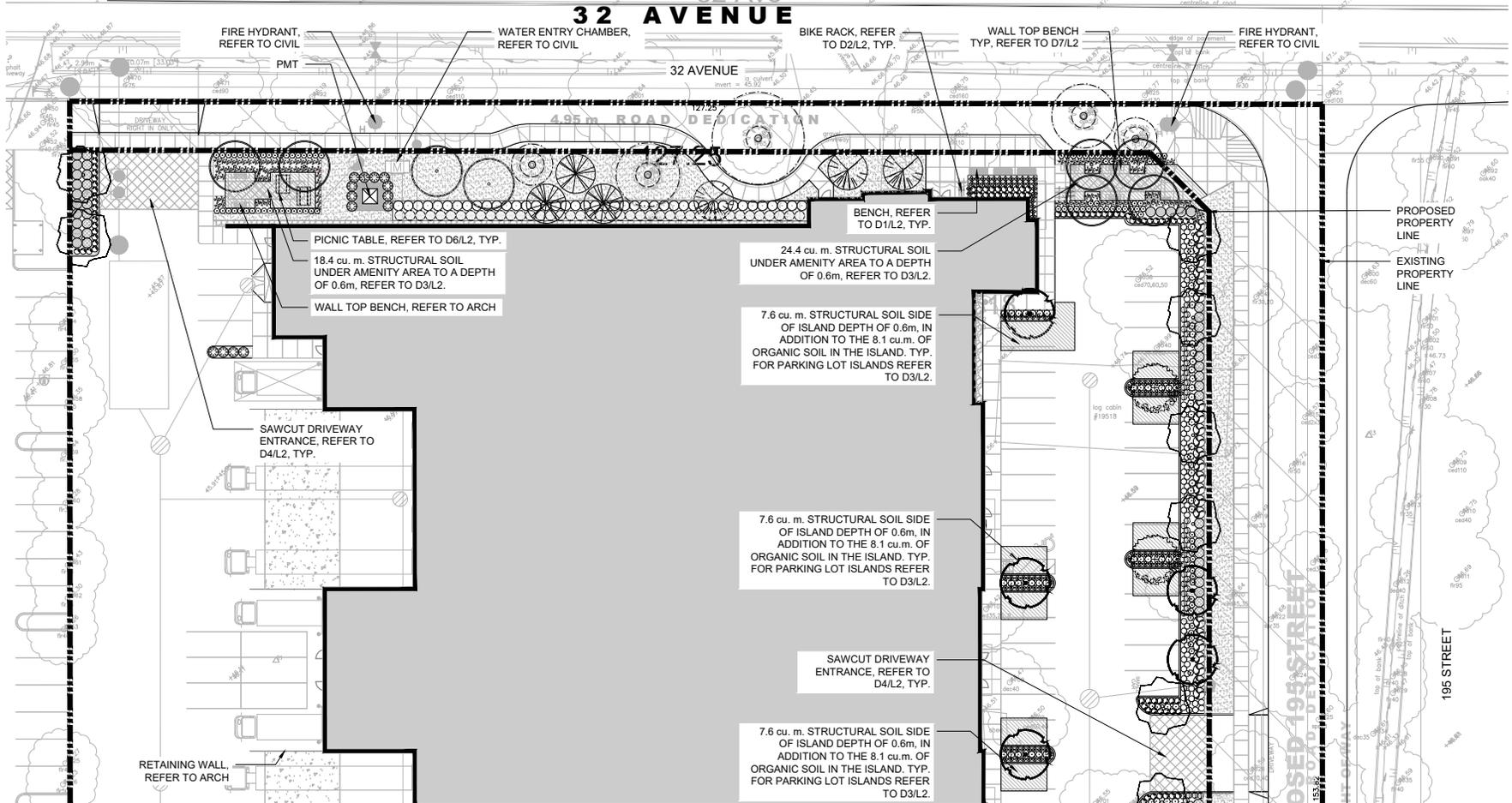
DRAWING TITLE:
LANDSCAPE PLAN, AND NOTES

SCALE: 1:300
DRAWN: RM
CHECKED: JT
PROJECT NO.: 200494
DRAWING NO.:

L1

THIS DRAWING IS PROPERTY OF BELSHORE GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

127.22



ABBOTSFORD OFFICE
405 - 3407 GARDYNS AVE. ABBOTSFORD, BC V3S 2E8
T: 604.853.8551 F: 604.853.1558 www.krahn.com
VANCOUVER OFFICE
212 - 1121 KOOTENAY ST. VANCOUVER, BC V6K 4Y3
T: 604.294.6562 F: 604.294.6565 www.krahn.com



LEGEND

- TURF GRASS
- GRAVEL
- CONCRETE SIDEWALK PAVING
- SAWCUT CONCRETE
- BIKE RACK
- BENCH
- PROPERTY LINE
- EXISTING TREES TO BE RETAINED

4 09/23/2022 ISSUED FOR RE-OP

3 01/14/2022 ISSUED FOR DP

2 24/02/2022 ISSUED FOR REVIEW

1 15/01/2021 ISSUED FOR REVIEW

NO. DATE: REVISED / DESCRIPTION

ISSUES & REVISIONS:

PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	11	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	60cm Cal.	As Shown	W.B.
	5	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honeylocust	60cm Cal.	As Shown	W.B.
	10	<i>Prunus x yedoensis 'Akebono'</i>	Akebono Yoshino Cherry	60cm Cal.	As Shown	W.B.
	11	<i>Fraxinus americana 'Autumn Purple'</i>	White Ash	60cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	3	<i>Metasequoia glyptostroboides</i>	Dawn Redwood	3m Ht.	As Shown	W.B.
	3	<i>Sequoiadendron giganteum</i>	Giant Sequoia	3m Ht.	As Shown	W.B.
SHRUBS						
	121	<i>Lonicera vitis-idaea</i>	Boottel Honey suckle	30cm Ht.	0.75m	#2 Pot
	41	<i>Saxifraga hibernica</i> var. <i>hookeriana</i>	Swainson	40cm Ht.	1m	#3 Pot
	158	<i>Calluna vulgaris 'Spring Touch'</i>	Heather	30cm Ht.	0.75m	#2 Pot
	23	<i>Cornus sericea 'Valley'</i>	Dwarf Kerley Dogwood	60cm Ht.	0.8m	#3 Pot
	42	<i>Malva spicata</i>	Creeching Oregon Grape	50cm Ht.	1m	#3 Pot
	84	<i>Rosa woodii</i>	Wood's Rose	30cm Ht.	1m	#2 Pot
	53	<i>Myrica pensylvanica</i>	Bayberry	50cm Ht.	1m	#3 Pot
	22	<i>Thuja occidentalis 'Sensapil'</i>	Emerald Green Cedar	1.5m Ht.	1m	8.8.8
PERENNIALS, GROUND COVERS, AND GRASSES						
	207	<i>Echinacea purpurea</i>	Purple Coneflower	1 Gallon		Plotted
	140	<i>Parthenocis virgatum 'Patrie White'</i>	Chrysanthe Sky Switch Grass	1 Gallon		Plotted
	112	<i>Lolium trisetum</i>	Big Blue Lilycut	1 Gallon		Plotted
	130	<i>Nassella tenuissima</i>	Mexican Feathergrass	1 Gallon		Plotted
	151	<i>Perisetum stipense</i> Little Bunny	Little Bunny Fountain Grass	1 Gallon		Plotted



PROJECT NAME:
BELSHORE DEVELOPMENTS WAREHOUSE

PROJECT ADDRESS:
19518 32 AVENUE,
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN ENLARGEMENT 1

SCALE: 1:200
DRAWN: RM
CHECKED: JT
PROJECT NO.: 200494

DRAWING NO.: **L1.1**

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

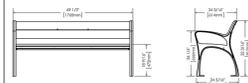
MLB870-W

870 SERIES



MANUFACTURER: ULINE
MODEL NUMBER: H-6572
COLOUR: BLACK

MATERIALS: Bench seats are made from solid cast aluminum. The seat supports are wood slats.
FINISH: All steel components are protected with E-Coat hot dipping. The High Performance epoxy provides a scratch resistant, mild and odourless.
INSTALLATION: The bench is delivered pre-assembled. Tables (D1) are provided in each bench for seating to base.
TO ORDER: Select MLB870-W
Colour: Powder Coat



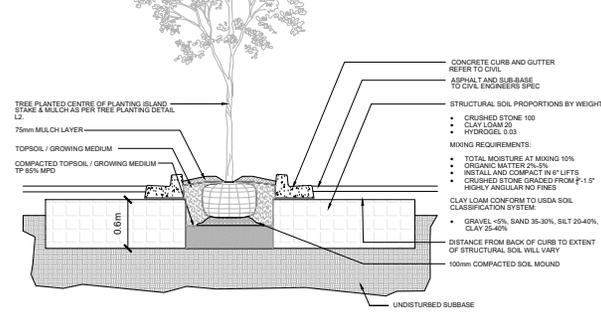
COLOUR: BLACK
POWDER COAT

MAGLIN
10000 16th Avenue, Surrey, BC V4N 1V4
Tel: 604.583.8831 Fax: 604.583.1588
www.maglin.com
1-800-461-4444
© 2021 Maglin Inc. All rights reserved. This drawing is the property of Maglin Inc. and should not be copied or distributed without prior written consent.

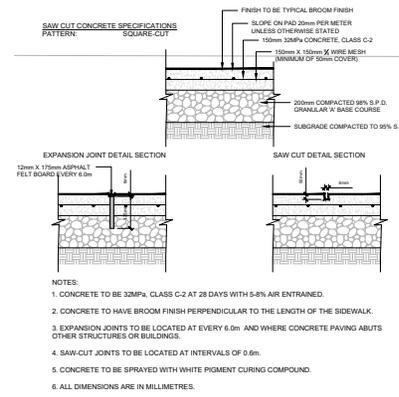
D1 BENCH N.T.S.



D2 BIKE RACK N.T.S.

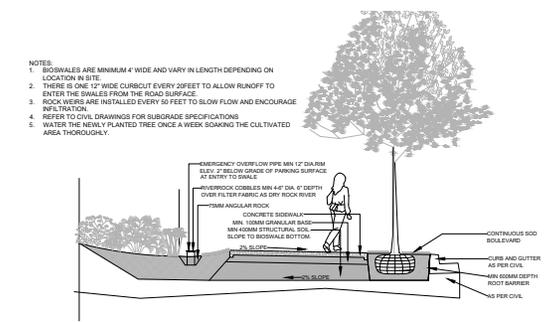


D3 STRUCTURAL SOIL N.T.S.



D4 SAW-CUT CONCRETE N.T.S.

- NOTES:**
1. CONCRETE TO BE 32MPa CLASS C-2 AT 28 DAYS WITH 5-8% AIR ENTRAINED.
 2. CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK.
 3. EXPANSION JOINTS TO BE LOCATED AT EVERY 6.0m AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS.
 4. SAW-CUT JOINTS TO BE LOCATED AT INTERVALS OF 0.6m.
 5. CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND.
 6. ALL DIMENSIONS ARE IN MILLIMETRES.



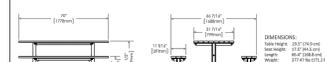
D5 BIO-SWALE N.T.S.

- NOTES:**
1. BIO-SWALES ARE MINIMUM 4' WIDE AND VARY IN LENGTH DEPENDING ON LOCATION IN SITE.
 2. THERE IS ONE 12" WIDE CURB CUT EVERY 20 FEET TO ALLOW RUNOFF TO ENTER THE SWALES FROM THE ROAD SURFACE.
 3. ROCK WEAVERS ARE INSTALLED EVERY 50 FEET TO SLOW FLOW AND ENCOURAGE INFILTRATION.
 4. REFER TO D10 DRAWINGS FOR SUBGRADE SPECIFICATIONS.
 5. WATER THE NEWLY PLANTED TREE ONCE A WEEK SOAKING THE CULTIVATED AREA THOROUGHLY.

210 SERIES

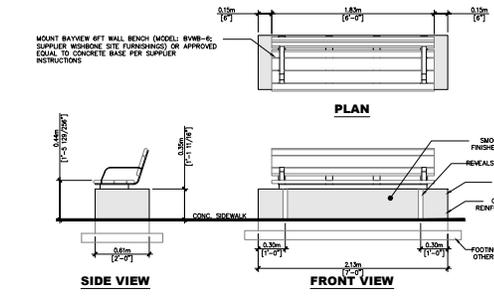


MATERIALS: Table frames made from 2" x 3.0" structural beam with integral cross-bracing. Horizontal support beams are made of superior stability and structural integrity. Surface material is slip resistant.
FINISH: All steel components are protected with E-Coat hot dipping. The Maglin PowderCoat system provides a durable finish of your choice.
INSTALLATION: The MLPT210 Series Outdoor Seating surface must be installed per manufacturer's instructions.
TO ORDER: Select MLPT210-S-W
Colour: Black
Options: Galvanneal 005 (Weather resistant finish)

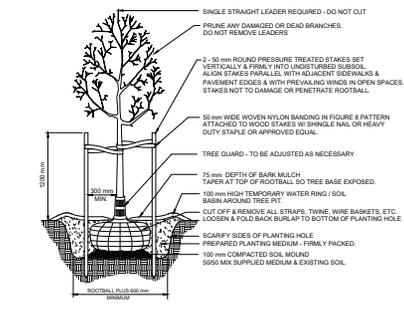


MAGLIN
10000 16th Avenue, Surrey, BC V4N 1V4
Tel: 604.583.8831 Fax: 604.583.1588
www.maglin.com
1-800-461-4444
© 2021 Maglin Inc. All rights reserved. This drawing is the property of Maglin Inc. and should not be copied or distributed without prior written consent.

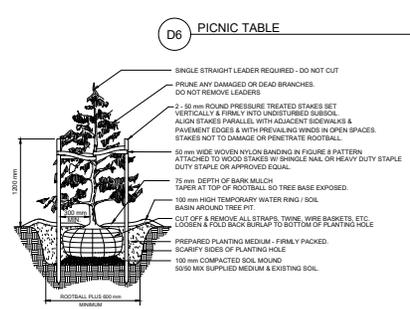
D6 PICNIC TABLE N.T.S.



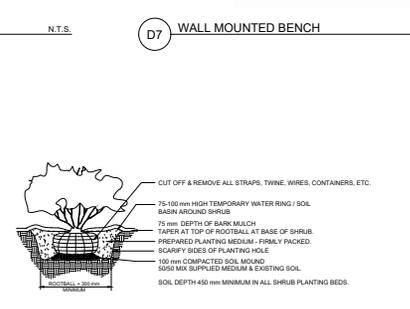
D7 WALL MOUNTED BENCH N.T.S.



DECIDUOUS TREE N.T.S.



CONIFEROUS TREE N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.

Krahn GROUP OF COMPANIES
ABBOTSFORD OFFICE: 400 - 3407 GARDYNS AVE. ABBOTSFORD, BC V2S 2E9
T: 604.853.8831 F: 604.853.1588 www.krahn.com
VANCOUVER OFFICE: 270 - 1311 KOOTENAY CT. VANCOUVER, BC V6K 4Y3
T: 604.204.8862 F: 604.204.8865 www.krahn.com

KD Planning
A DESIGN LTD

4	09/23/2022	ISSUED FOR RE-OP
3	01/14/2022	ISSUED FOR DP
2	24/02/2022	ISSUED FOR REVIEW
1	15/01/2021	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION
ISSUES & REVISIONS:		

SCALE:

PROJECT NAME:
BELSHORE DEVELOPMENTS WAREHOUSE

PROJECT ADDRESS:
19518 32 AVENUE, SURREY, BC

DRAWING TITLE:
DETAILS

SCALE: AS NOTED

DRAWN: RM

CHECKED: JT

PROJECT NO.: 200494

DRAWING NO.: **L2**

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

INTER-OFFICE MEMO

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

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

DATE: **November 03, 2022** PROJECT FILE: **7819-0035-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19518 32 Avenue**

REZONE

Property and Right-of-Way Requirements

- Dedicate 4.942 m towards 32 Avenue.
- Dedicate 11.5 m towards 195 Street.
- Dedicate required corner cuts.
- Register statutory rights-of-way along all road frontages.

Works and Services

- Construct sidewalk on 32 Avenue.
- Construct the west side of 195 Street.
- Construct storm, sanitary, and water mains on 32 Avenue and 195 Street.
- Provide storm, sanitary, and water service connections.
- Construct on-site storm mitigation and water quality features.
- Register all applicable legal documents on title.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

DJS

Tree Preservation Summary

Surrey Project No:

Address: 19518 32 Ave

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale- PN6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	85	Protected Trees Identified	18
Protected Trees to be Removed	69	Protected Trees to be Removed	18
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	16	Protected Trees to be Retained	0
Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 3 X one (1) = 3 - All other species to be removed (2:1) 66 X two (2) = 132	135	Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 1 X one (1) = 0 - All other species to be removed (2:1) 15 X two (2) = 30	30
Replacement Trees Proposed		Replacement Trees Proposed	-0
Replacement Trees in Deficit		Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

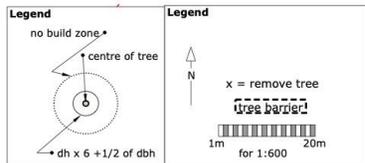
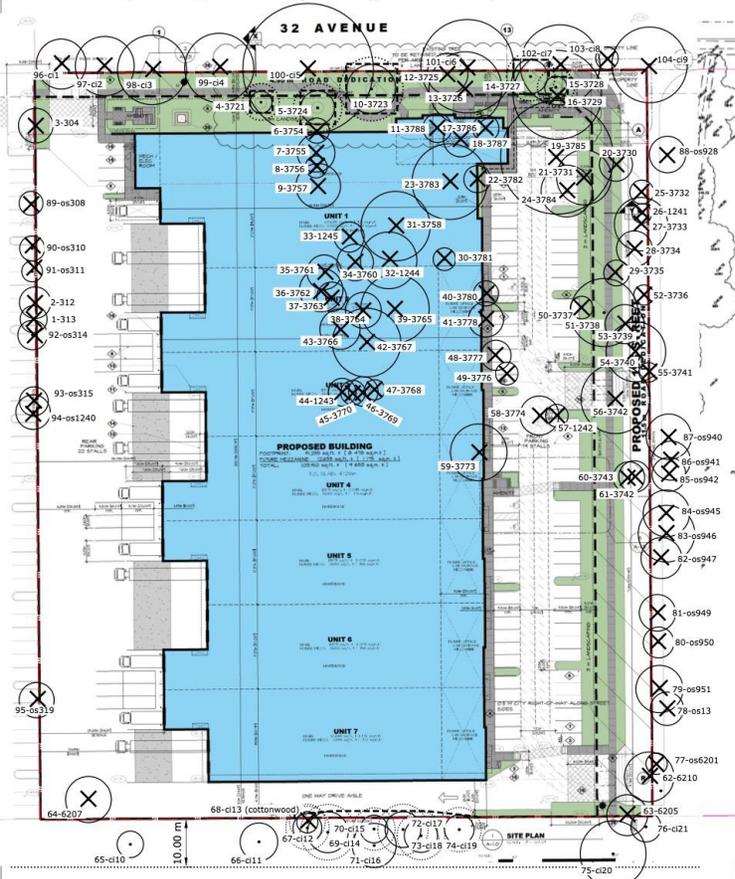
September 15, 2022

Date



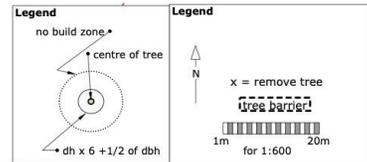
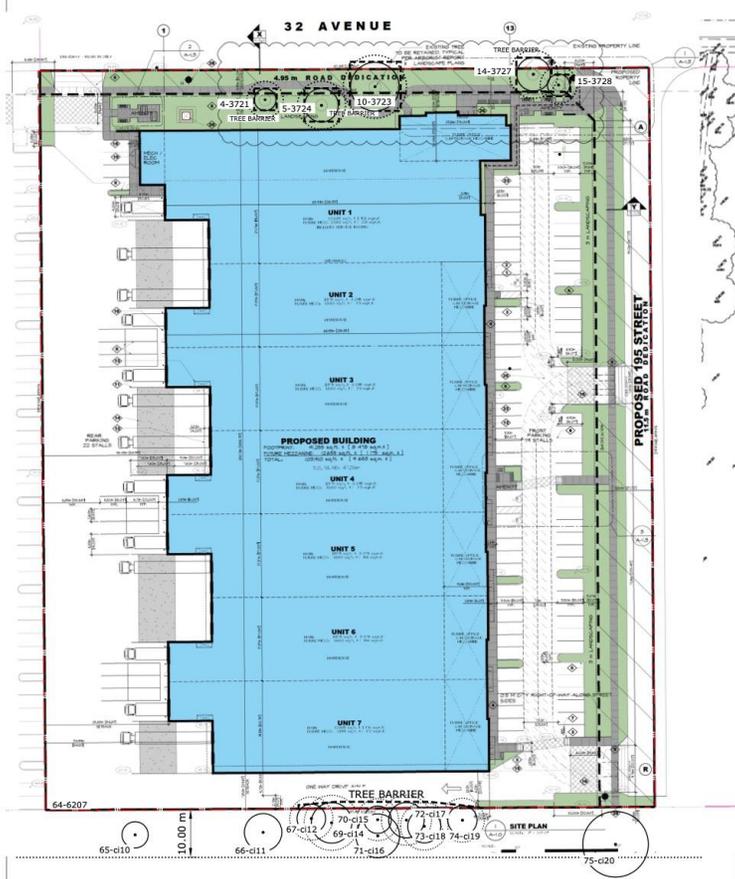
Tree Plan for Development of 19518 32 Ave, Surrey

Date: September 15, 2022



Tree Plan for Development of 19518 32 Ave, Surrey

Date: September 15, 2022



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0035-00

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: 012-217-425
 Lot 29 Section 22 Township 7 New Westminster District Plan 1467
 19518 - 32 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F. Yard and Setbacks, of Part 47A Business Park 1 Zone (IB-1), the minimum front yard setback (north) is reduced from 7.5 metres to 4.0 metres to the principal building face on the ground floor and 2.95 metres on the second storey along the east portion of the building; and
 - (b) In Table D.1 of Part 5, Off-Street Parking and Loading/Unloading, the minimum number of required off-street parking spaces is reduced from 114 to 101.
5. This development variance permit applies to only the portion of 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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 – Brenda Locke

City Clerk – Jennifer Ficocelli

