

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0084-00

Planning Report Date: September 13, 2021

PROPOSAL:

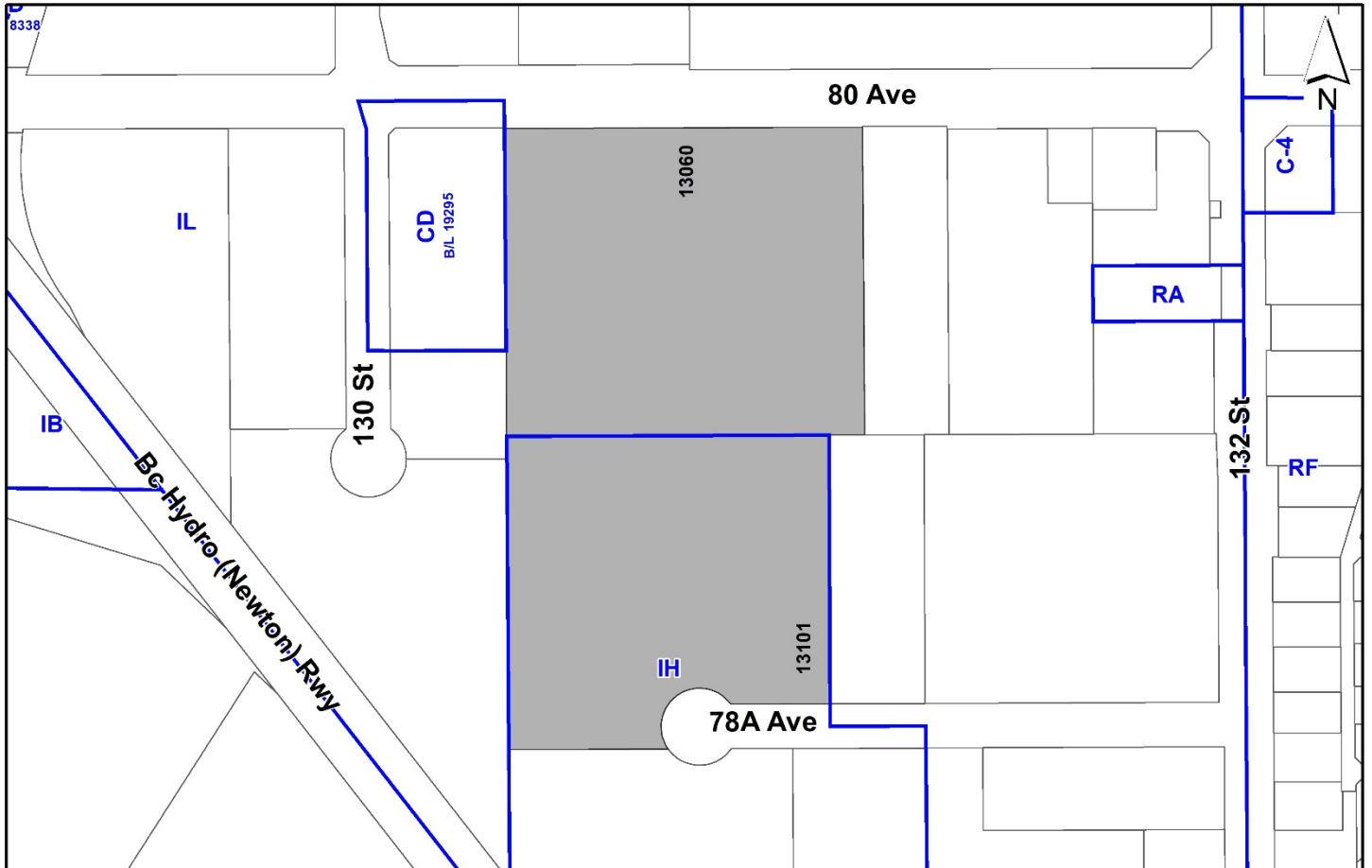
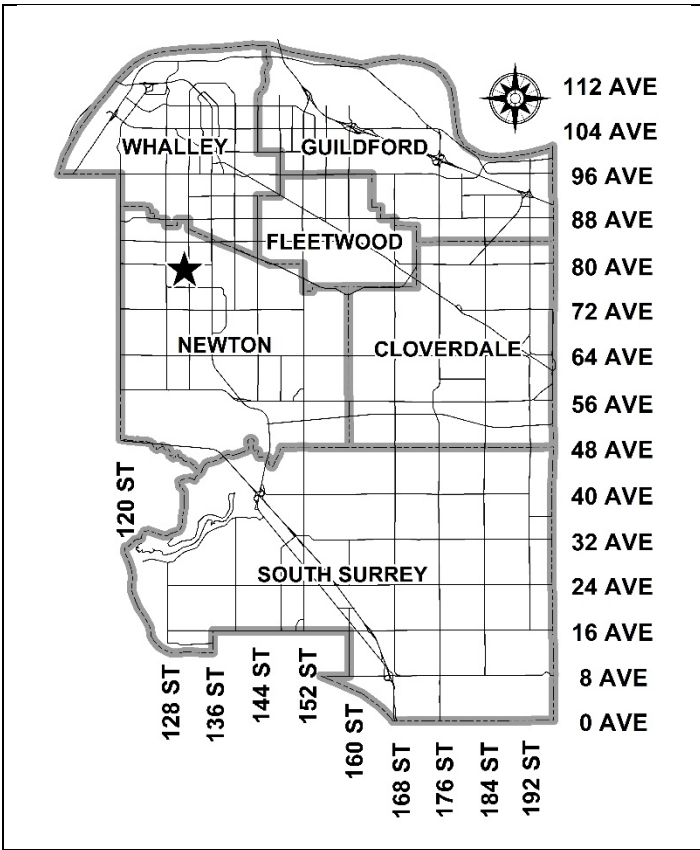
- **Rezoning** from IH to IL for a portion of the site
- **Development Permit**

to permit the construction of a 13,006 square metre industrial building on a consolidated lot.

LOCATION: 13060 – 80 Avenue
 13101 – 78A Avenue

ZONING: IL & IH

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning for a portion of the site (13101 – 78A Avenue only).
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal 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 has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.
- The proposed sign is high quality and is of an appropriate size and scale for the development.
- The rezoning of 13101 – 78A Avenue from "High Impact Industrial (IH) Zone" to "Light Impact Industrial (IL) Zone" is required in order to consolidate the two properties into one and allow for the construction of a new industrial building that would otherwise cross over the shared property line.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone 13101 – 78A Avenue from "High Impact Industrial Zone (IH)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0084-00 for Form and Character, generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) 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.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|----------------------------|---|-----------------|-----------------------------------|
| Subject Site | Multi-tenant industrial complex (13060 – 80 Avenue) & Iron foundry (13101 – 78A Avenue) | Industrial | IL and IH |
| North (Across 80 Avenue): | Multi-tenant industrial complexes | Industrial | IL |
| East: | Multi-tenant industrial complexes | Industrial | IL |
| South (Across 78A Avenue): | Textile recycling, agricultural feed processing | Industrial | IH |
| West: | Multi-tenant industrial complex and other light industrial uses | Industrial | CD Zone (By-law No. 19295) and IL |

Context & Background

- The subject site consists of two separate parcels: 13060 – 80 Avenue and 13101 – 78A Avenue.
- The property at 13060 – 80 Avenue is designated "Industrial" in the Official Community Plan and is zoned "Light Impact Industrial (IL) Zone". It consists of four individual multi-tenant industrial buildings, with access directly from 80 Avenue. This portion of the property will be minimally impacted by the proposed industrial building which will be located in the southern portion of the site fronting 78A Avenue.
- The property at 13101 – 78A Avenue is designated "Industrial" in the Official Community Plan and is zoned "High Impact Industrial (IH) Zone". It is currently being used as an iron foundry with access from 78A Avenue. This is the southern portion of the property where the new industrial building is proposed to be located.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone a portion of the site (13101 – 78A Avenue) from "High Impact Industrial (IH) Zone" to "Light Impact Industrial (IL) Zone" as well as a Development Permit for Form & Character to permit the development of a 13,006 square metre industrial building on the southern portion of the site. The applicant is also proposing to consolidate two lots into one to facilitate the construction of the industrial building.
- There are four multi-tenant industrial buildings that exist on the northern property at 13060 - 80 Avenue. Those four buildings are not proposed to be impacted or altered as part of this application and will remain as is.

| | Proposed |
|----------------------------------|--|
| Lot Area | |
| Gross Site Area: | 41,020 square metres (consolidated site) |
| Road Dedication: | N/A |
| Undevelopable Area: | N/A |
| Net Site Area: | 41,020 square metres (consolidated site) |
| Number of Lots: | 1 |
| Building Height: | 11.6 metres (new building) |
| Floor Area Ratio (FAR): | 0.61 (consolidated site) |
| Floor Area (new building) | |
| Industrial | 12,078 square metres |
| Office: | 464 square metres |
| Showroom: | 464 square metres |
| Total: | 13,006 square metres |

Referrals

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

Transportation Considerations

- The northern portion of the site (13060 – 80 Avenue) currently has three access points directly onto 80 Avenue. These three access points are proposed to remain to provide access to the existing four multi-tenant industrial buildings on that portion of the property.
- The southern portion of the site (13101 – 78A Avenue) currently has two access points directly from 78A Avenue, including one off the 78A Avenue cul-de-sac and one shared driveway and access point with 13125 – 78A Avenue.
- With the proposed redevelopment of the southern portion, the 78A Avenue cul-de-sac access point will be slightly shifted south to be perpendicular with the 78A Avenue centre line. The shared access agreement with 13125 – 78A Avenue will remain unchanged.
- Based on the existing access points, the majority of both truck and passenger traffic accessing the new industrial building will do so from the two access points on 78A Avenue.

Parking

- The subject development is proposing to provide a total of 294 parking spaces, including existing parking spaces in the northern portion of the site and new parking spaces for the new industrial building in the southern portion of the site.

- The parking provision meets the minimum requirements of the Zoning By-law.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

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

Zoning By-law

- The applicant proposes to rezone a portion of the site (13101 – 78A Avenue) from "High Impact Industrial Zone (IH)" to "Light Impact Industrial Zone (IL)" in order for it to be consolidated with 13060 – 80 Avenue which is already zoned "Light Impact Industrial Zone (IL)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Light Impact Industrial Zone (IL)" and parking requirements, for the consolidated site.

| IL Zone (Part 48) | Permitted and/or Required | Proposed |
|---|----------------------------------|-----------------------|
| Floor Area Ratio (FAR): | 1.00 | 0.61 |
| Lot Coverage: | 60% | 54.4% |
| Yards and Setbacks (new building) | | |
| Front Yard (north and south): | 7.5 metres / 7.5 metres | 138 metres / 8 metres |
| Side Yard (east): | 7.5 metres | 9.3 metres |
| Side Yard (west): | 7.5 metres | 14.6 metres |
| Height of Buildings (new building) | | |
| Principal Buildings | 18 metres | 11.6 metres |
| Parking (Part 5) | Required | Proposed |
| Number of Spaces (site total) | 273 | 294 |

Sign By-law

- The applicant proposes one fascia signage in channel lettering for the new industrial building, fronting 78A Avenue, as well as one free-standing sign at the easterly site entrance from 78A Avenue.
- The fascia signage and free-standing signs comply with the Sign By-law. All proposed signage will require a separate Sign Permit and comply with the provisions of the Sign By-law.

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 June 17, 2021, and the Development Proposal Signs were installed on May 18, 2021. To date, staff have not received any responses from neighbouring property owners or residents.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- Overall, the proposed industrial building is proposed to have a modern, linear appearance with architectural emphasis along the 78A Avenue street façade through the use of glazing and concrete tilt-up panels in a modern colour, along with a mix of materials and complementary colours.
- The building is proposed to be constructed of concrete tilt-up panels painted in the following colours: medium grey, medium eggshell, and accents of harvest orange.
- The applicant proposes one fascia sign above the entrance to the new industrial building fronting 78A Avenue mounted on the tilt-up panel. A single free-standing sign is proposed for the eastern site access point from 78A Avenue.
- Several employee amenity areas are proposed. The first is a plaza located within the front setback of the new industrial building, fronting 78A Avenue, and includes bench seating and landscaping. The second amenity area is located at the centre of the consolidated site, just north of the new industrial building and adjacent to existing Building 300 and includes bench seating and landscaping.

Landscaping

- The proposed landscaping consists of a landscaping strip along the 78A Avenue frontage of varying widths, as well as parking landscape islands throughout the site.
- The proposed landscaping consists of a variety of trees, including Parkway Norway Maple, European Hornbeam, Sweet Gum, and Western Red Cedar. The tree planting is complimented by a variety of shrubs and groundcover.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, which do not affect the overall character or quality of the project. These generally include additional landscape islands in parking lot areas throughout the site, providing additional pedestrian walkways, including special paving treatments, and minor signage items.
- 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

- Tim Swain, ISA Certified Arborist of BC Tree Service 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 | 7 | 7 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Cherry | 3 | 0 | 3 |
| Maple | 2 | 0 | 2 |
| Coniferous Trees | | | |
| Redwood | 1 | 0 | 1 |
| Total (excluding Alder and Cottonwood Trees) | 6 | 0 | 6 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 33 | |
| Total Retained and Replacement Trees | | 39 | |
| Contribution to the Green City Program | | N/A | |

- The Arborist Assessment states that there is a total of six mature trees on the site, excluding Alder and Cottonwood trees. Seven existing trees, approximately 53% of the total trees on the site, are Alder and Cottonwood trees. It was determined that all six trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of seven replacement trees on the site. The applicant is proposing 33 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Parkway Norway Maple, European Hornbeam, Sweet Gum, and Western Red Cedar.
- In summary, a total of 39 trees are proposed to be retained or replaced on the site and no contribution to the Green City Program is required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|---|
| Appendix I. | Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix II. | Engineering Summary |
| Appendix III. | Summary of Tree Survey and Tree Preservation |

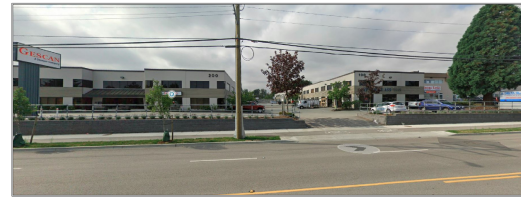
approved by Shawn Low

Rémi Dubé
Acting General Manager
Planning and Development

DZ/cm



AERIAL VIEW



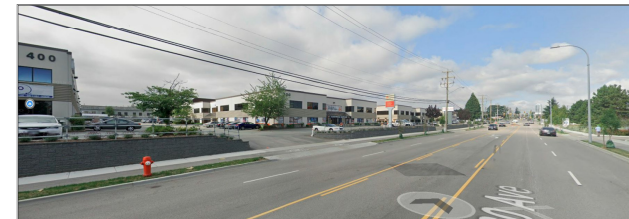
BLDG. 100 & 200 View from 80 Avenue



BLDG. 300 & 400 View from 80 Avenue

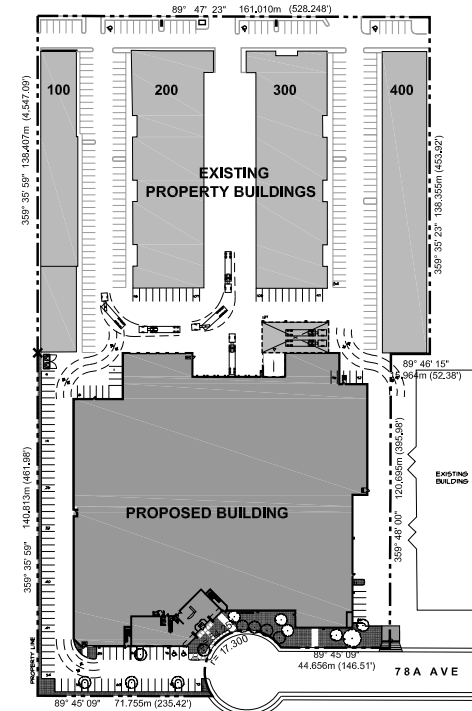


VIEW FROM 78A Avenue Rd.



VIEW LOOKING WEST at 80 Avenue Rd.

**PROPOSED INDUSTRIAL DEVELOPMENT
13101 78A & 13060 80th Avenue**



CONCEPT PLAN
scale 1"=80'

DRAWING INDEX:

- A-1 COVER SHEET
- A-2 BASE PLAN & TRUCK TURNING MOVEMENT
- A-3 SITE / LOCATION PLAN
- A-3 GROUND FLOOR PLAN
- A-5 OFFICE FLOOR PLANS & SECTION
- A-6 ELEVATIONS
- A-7 DETAILS
- A-8 DETAILS

CONSULTANTS

CIVIL ENGINEER :

McElhanney Ltd.
Suite 100 8837 201 St., Langley
Contact No.# 604 596 0391

LANDSCAPE ARCHITECT:

PMG Landscape Architects Ltd, Suite C100
4185 Still Creek Drive, Burnaby BC
Contact No.# 604 294 0011

| Rev. | Date | Description |
|------|----------|----------------------------|
| 02 | 06-28-21 | ISSUED FOR DP RESUBMISSION |
| 01 | 03-11-21 | ISSUED FOR DP |

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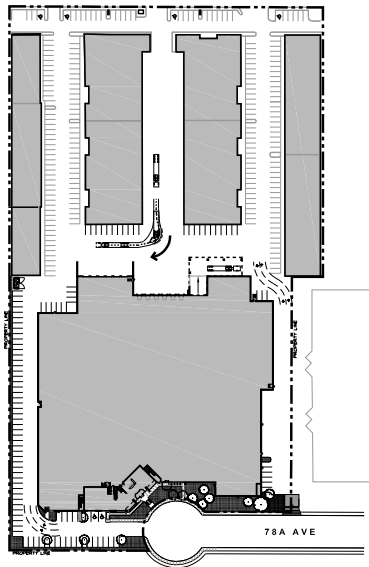
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Project Title
PROPOSED COMMERCIAL BUILDING
13101 78A & 13060 80th Avenue
Surrey, BC

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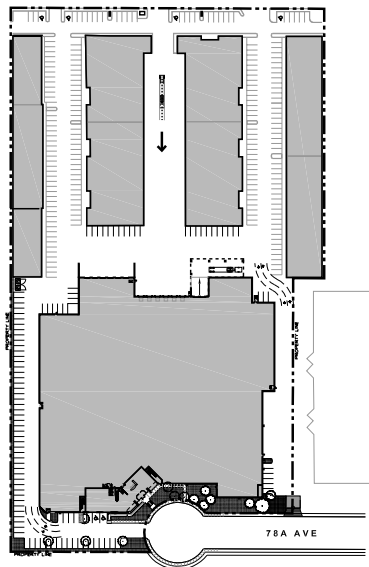
As Noted
Date
01-20-2030

Revision
Project No.
01

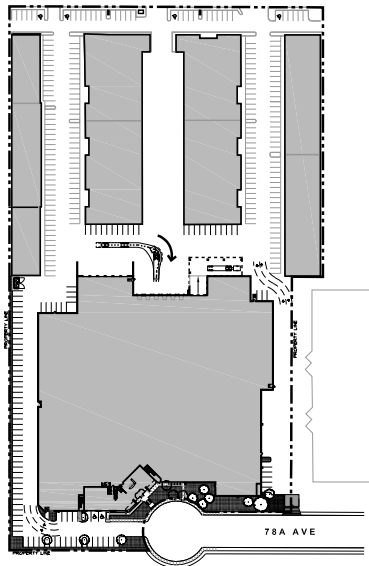
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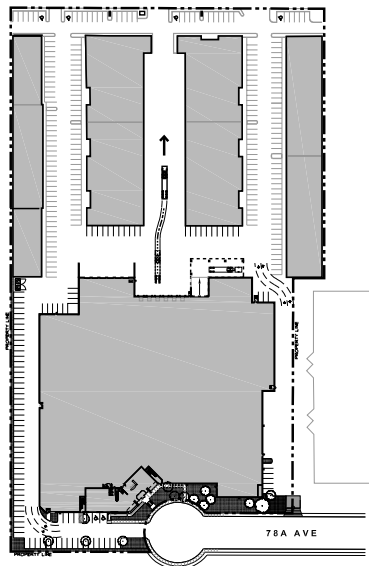
movement #1



movement #3



movement #4



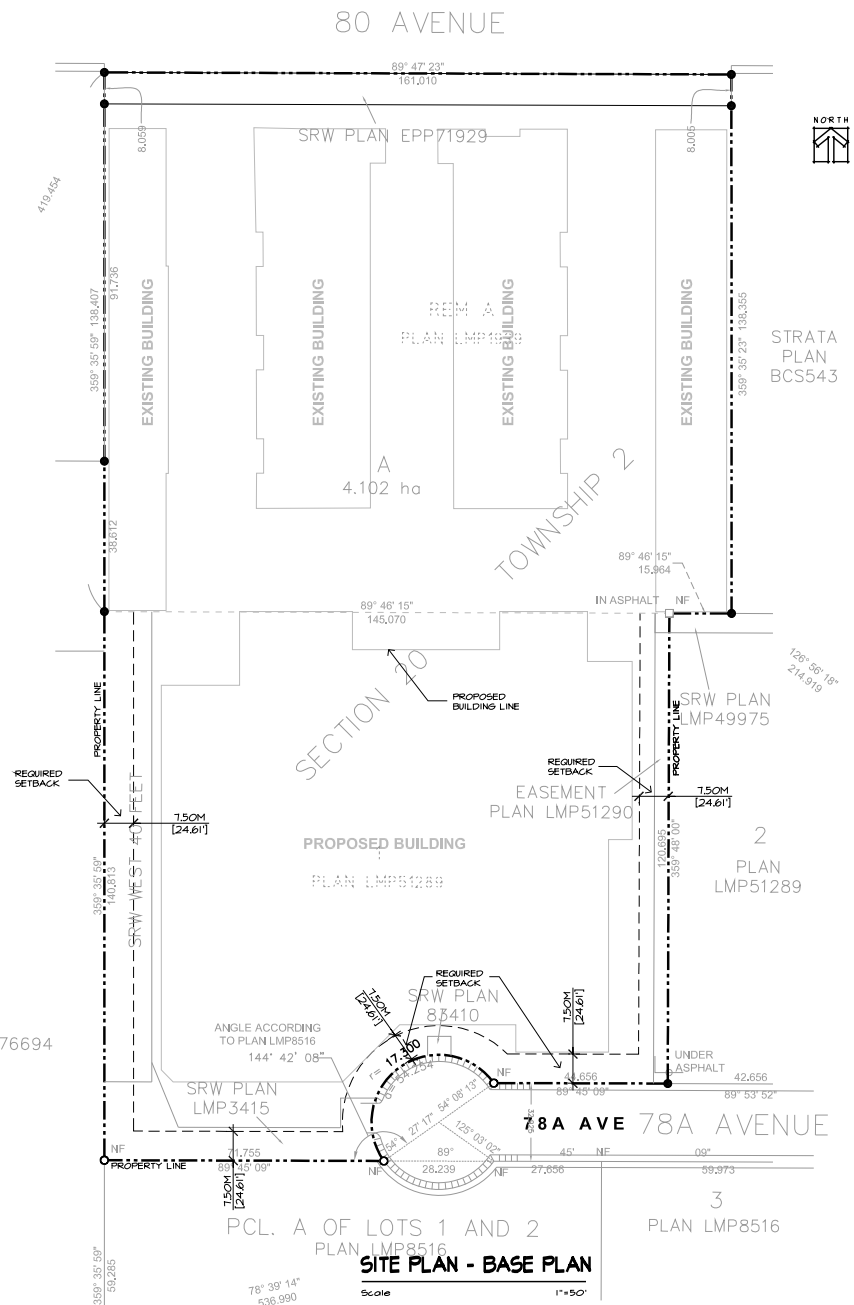
TURNING TRUCK MOVEMENT

Scale

N.T.S.



PLAN 76694



PCL. A OF LOTS 1 AND 2
PLAN LMP8516
SITE PLAN - BASE PLAN

Scale

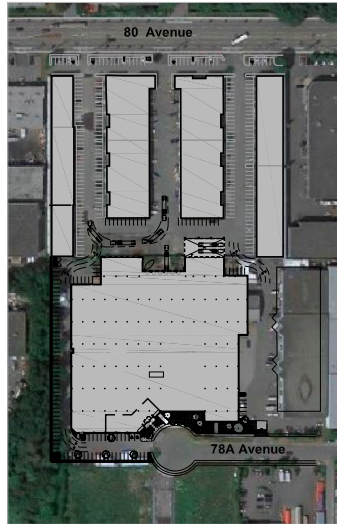
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| 01 | 03-11-21 | ISSUED FOR DP |

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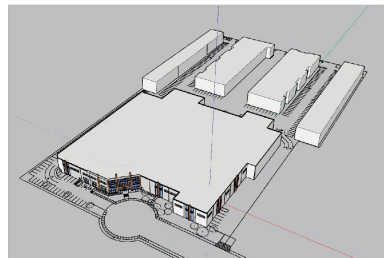
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Project Title: **PROPOSED COMMERCIAL BUILDING**
13101 78A Avenue
Surrey, BC

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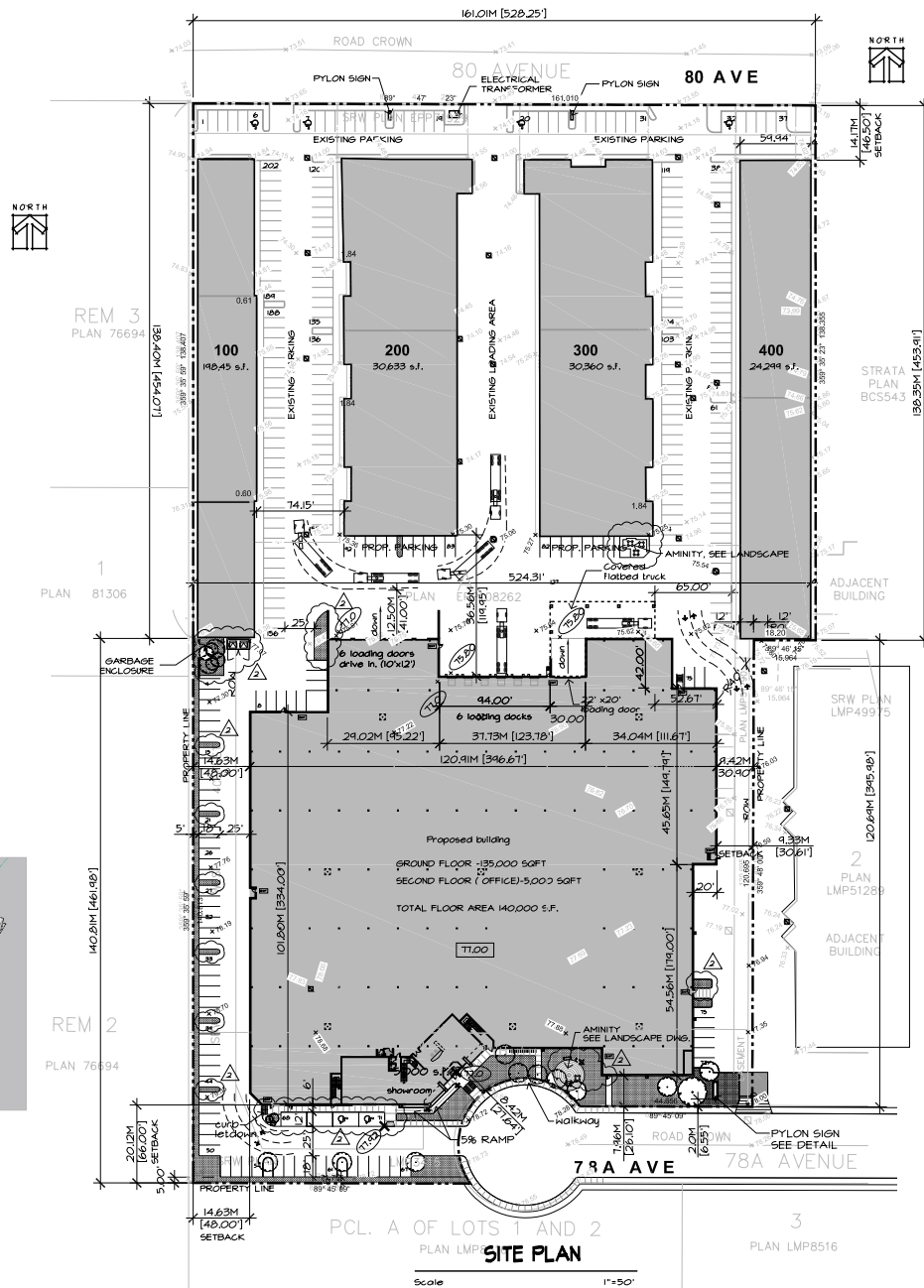
LOCATION PLAN

Scale N.T.S.



AERIAL VIEW

Scale N.T.S.



SITE PLAN

Scale 1"=50'

site statistics

ADDRESS: 13101 78A Avenue # 13060 80th Avenue, Surrey BC
ZONING : IL

| | | |
|-------------------------|-----------------------|--|
| DEVELOPMENT SITE ARE | | |
| NORTH PROPERTY | 234,733.0 S.F. | (2,271.2 S.M.) (5,503 ACRE) (2,271 HA) |
| SOUTH PROPERTY | 201,801.0 S.F. | (1,874.0 S.M.) (4,633 ACRE) (1,875 HA) |
| TOTAL SITE AREA: | 441,535.6 S.F. | (4,102.0 S.M.) (10,136 ACRE) (4,102 HA) |

| DENSITY ALLOWED | FAR OF 10 | 240,131 S.F. |
|--|---------------------|----------------------|
| EXISTING BLDG. 100 (NORTH PROPERTY) | | |
| GROUND FLOOR: | 19,845 S.F. | (1,843.7 S.M.) |
| MEZZANINE (INDUSTRIAL): | 2,481 S.F. | (271.5 S.M.) |
| MEZZANINE (OFFICE): | 1,682 S.F. | (156.3 S.M.) |
| EXISTING BLDG. 200 (NORTH PROPERTY) | | |
| GROUND FLOOR: | 30,633 S.F. | (2,845.9 S.M.) |
| MEZZANINE (INDUSTRIAL): | 6,940 S.F. | (649.4 S.M.) |
| MEZZANINE (OFFICE): | 440 S.F. | (41.6 S.M.) |
| EXISTING BLDG. 300 (NORTH PROPERTY) | | |
| GROUND FLOOR: | 30,360 S.F. | (2,820.5 S.M.) |
| MEZZANINE (INDUSTRIAL): | 4,668 S.F. | (433.7 S.M.) |
| MEZZANINE (OFFICE): | 840 S.F. | (78.0 S.M.) |
| EXISTING BLDG. 400 (NORTH PROPERTY) | | |
| GROUND FLOOR: | 24,299 S.F. | (2,251.5 S.M.) |
| MEZZANINE (INDUSTRIAL): | 5,104 S.F. | (474.2 S.M.) |
| MEZZANINE (OFFICE): | 1,392 S.F. | (129.3 S.M.) |
| PROPOSED BLDG. (SOUTH PROPERTY) | | |
| GROUND FLOOR (INDUSTRIAL): | 130,000 S.F. | (12,071.4 S.M.) |
| GROUND FLOOR (SHOWROOM): | 5,000 S.F. | (464.5 S.M.) |
| MEZZANINE (OFFICE): | 5,000 S.F. | (464.5 S.M.) |
| TOTAL: | 269,248 S.F. | (2,504 S.M.) |

DENSITY PROVIDED: 269,248 S.F. / 441,535.6 S.F. = 0.61

| | | |
|-------------------|--------|--------------|
| COVERAGE ALLOWED | 60 % | 264.42 S.F. |
| COVERAGE PROVIDED | 54.4 % | 240,131 S.F. |

| SETBACK | REQ'D | PROVIDED |
|----------------------|-------|----------|
| FRONT (S) | 15 M | 20.1 M |
| REAR (N) | 15 M | 13.90 M |
| SIDE (E) | 15 M | 9.3 M |
| SIDE (W) | 15 M | 14.6 M |
| MAX. HEIGHT PROVIDED | 18 M | 11.6 M |

| PARKING CALCULATION: | | |
|--|---------------------------|---------------|
| EXISTING BLDG. 100 (NORTH PROPERTY) | | |
| GROUND FLOOR: | 19,845 S.F. / 1,075 S.F. | = 18.5 |
| MEZZANINE (INDUSTRIAL): | 2,481 S.F. / 1,075 S.F. | = 2.8 |
| MEZZANINE (OFFICE): | 1,682 S.F. / 1,075 x 2.5 | = 3.9 |
| EXISTING BLDG. 200 (NORTH PROPERTY) | | |
| GROUND FLOOR: | 30,633 S.F. / 1,075 S.F. | = 28.5 |
| MEZZANINE (INDUSTRIAL): | 6,940 S.F. / 1,075 S.F. | = 6.5 |
| MEZZANINE (OFFICE): | 440 S.F. / 1,075 x 2.5 | = 1.0 |
| EXISTING BLDG. 300 (NORTH PROPERTY) | | |
| GROUND FLOOR: | 30,360 S.F. / 1,075 S.F. | = 28.2 |
| MEZZANINE (INDUSTRIAL): | 4,668 S.F. / 1,075 S.F. | = 4.3 |
| MEZZANINE (OFFICE): | 840 S.F. / 1,075 x 2.5 | = 2.0 |
| EXISTING BLDG. 400 (NORTH PROPERTY) | | |
| GROUND FLOOR: | 24,299 S.F. / 1,075 S.F. | = 22.6 |
| MEZZANINE (INDUSTRIAL): | 5,104 S.F. / 1,075 S.F. | = 4.8 |
| MEZZANINE (OFFICE): | 1,392 S.F. / 1,075 x 2.5 | = 3.2 |
| PROPOSED BLDG. (SOUTH PROPERTY) | | |
| GROUND FLOOR (INDUSTRIAL): | 130,000 S.F. / 1,075 S.F. | = 120.9 |
| GROUND FLOOR (SHOWROOM): | 5,000 S.F. / 1,075 x 3.0 | = 13.45 |
| MEZZANINE (OFFICE): | 5,000 S.F. / 1,075 x 2.5 | = 11.6 |
| TOTAL: | | 272.75 |

REQUIRED PARKING SPACES = 273
PROVIDED PARKING SPACES = 294

ACCESSIBLE REQUIRED PARKING REQUIRED: 2% x 273 (REQUIRED PARKING) PROVIDED = 6 SPACES

BIKE PARKING PROVIDED: 240,131 S.F. / 1,075 S.F. x 0.06 = 13 SPACES

PARKING PROVIDED:

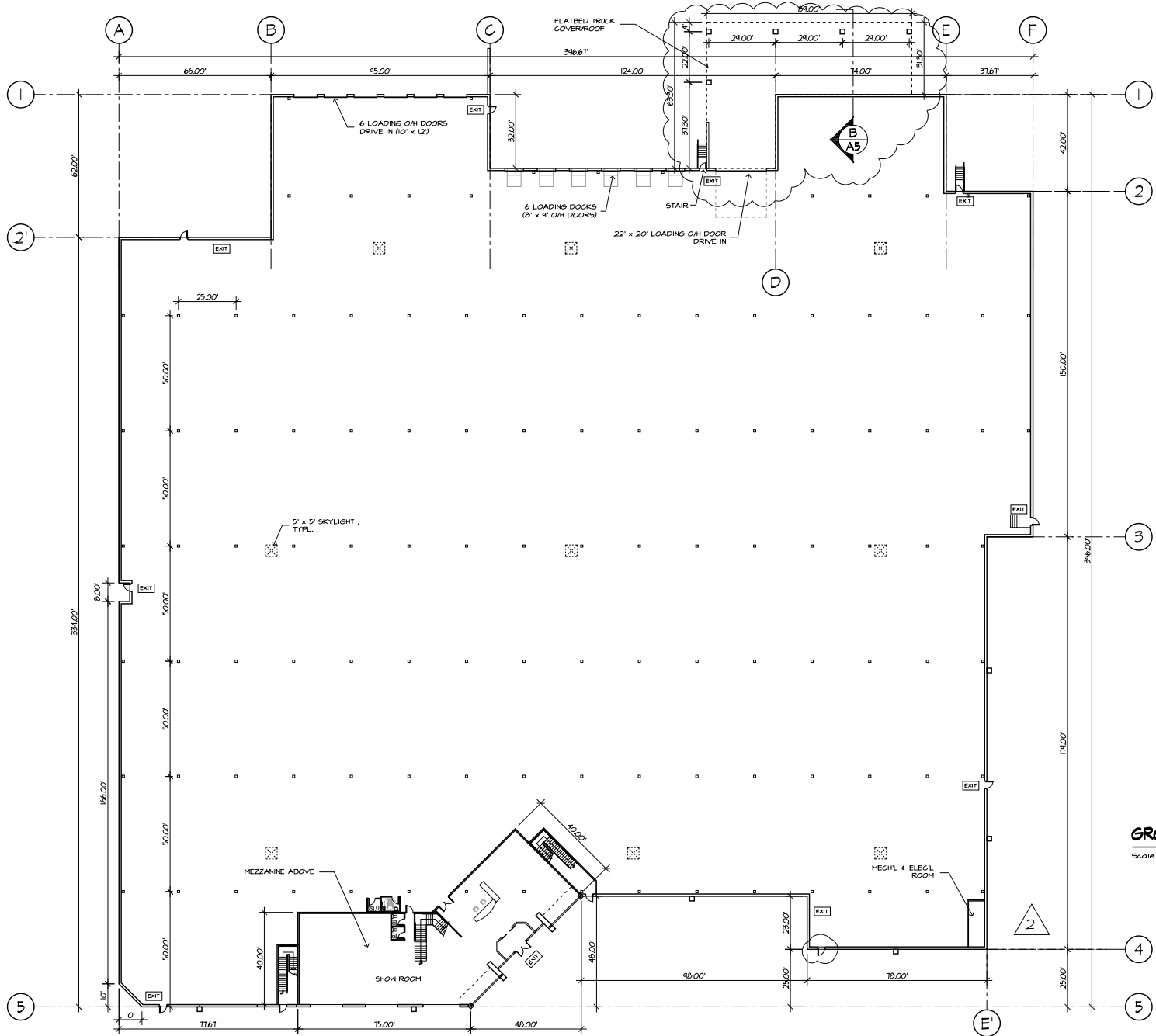
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| 06-28-21 | | ISSUED FOR DP RESUBMISSION |
| 01-03-11-21 | | ISSUED FOR DP |

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Drawing Title: **SITE/LOCATION PLAN**
Project Title: **PROPOSED COMMERCIAL BUILDING**
13101 78A Avenue
Surrey, BC

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Date: 01-20-2030
Revision: Project No. 20-2030



GROUND FLOOR PLAN
Scale 1"=20'

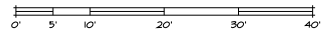
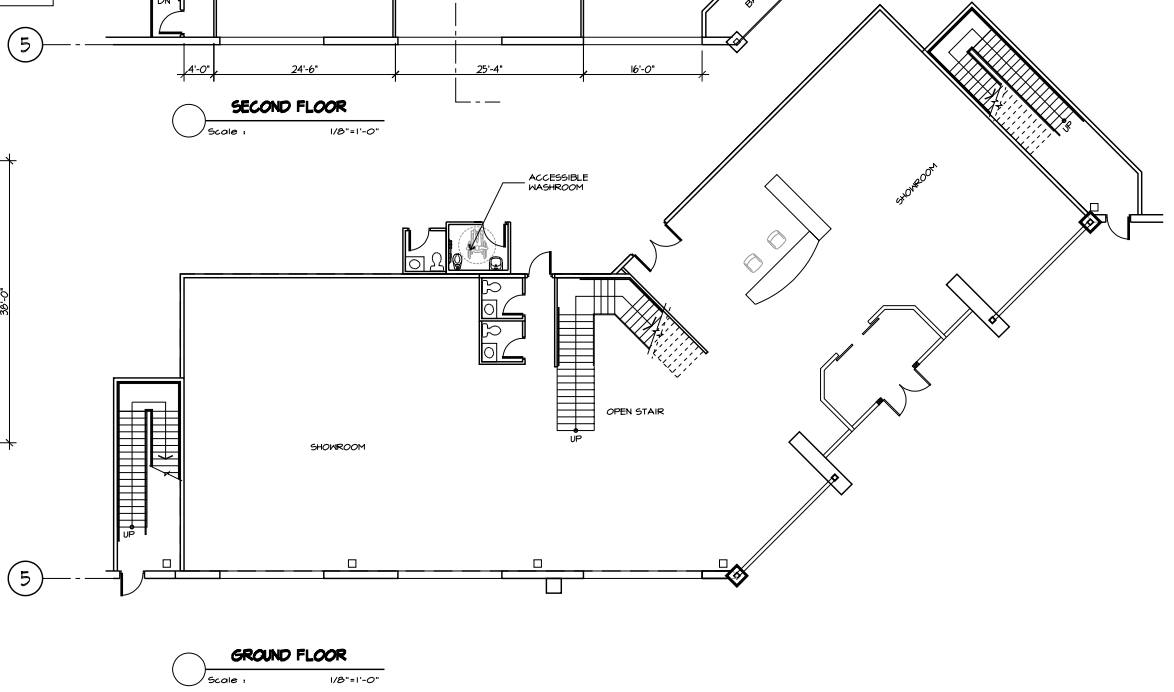
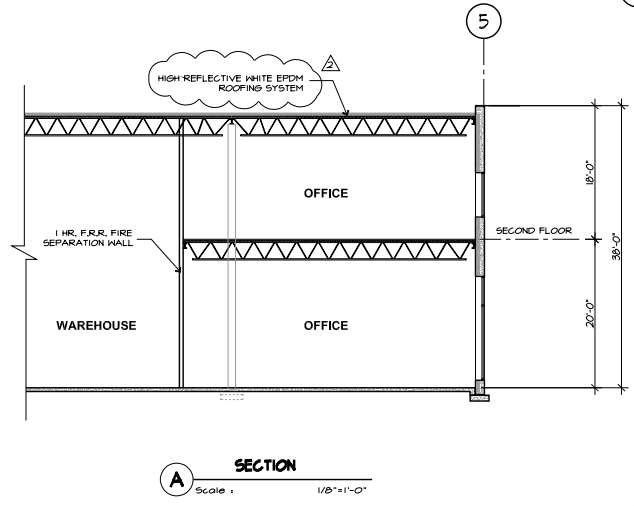
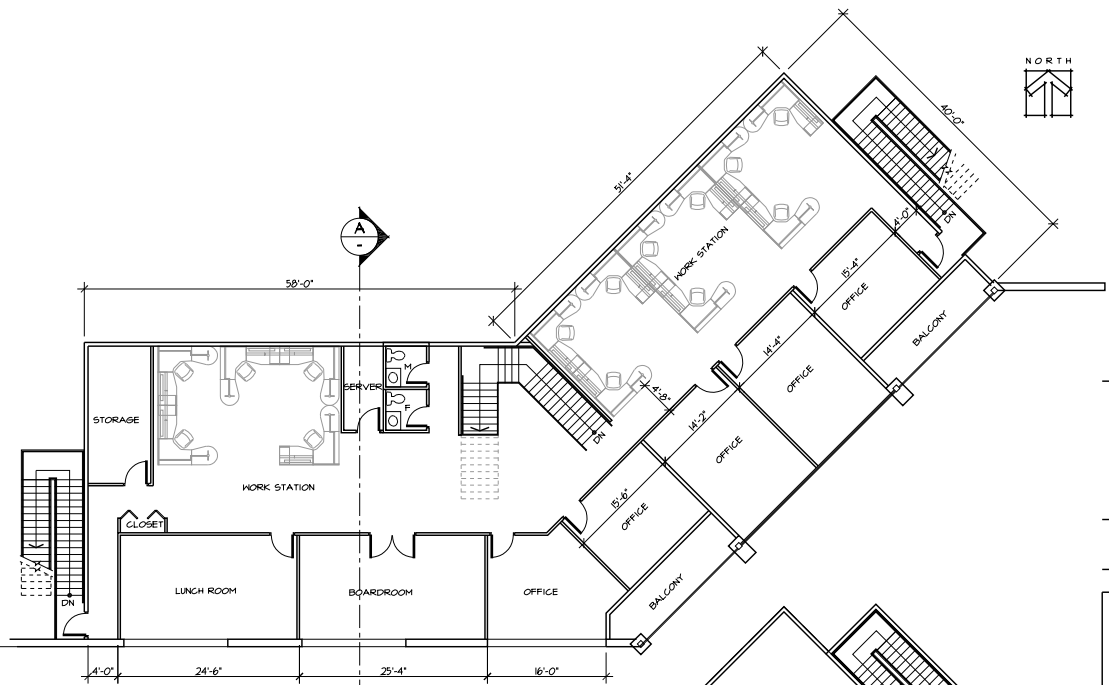
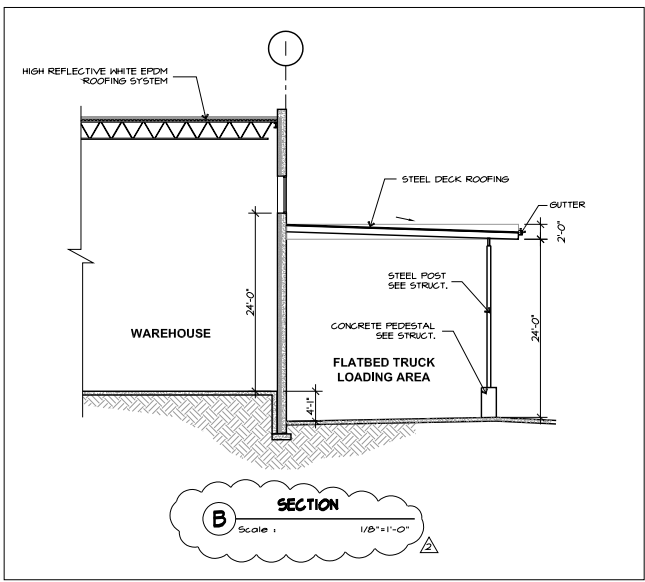
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Drawing Title: **FLOOR PLAN**
Project Title: **PROPOSED COMMERCIAL BUILDING**
13101 78A & 13060, 80th Avenue
Surrey, BC

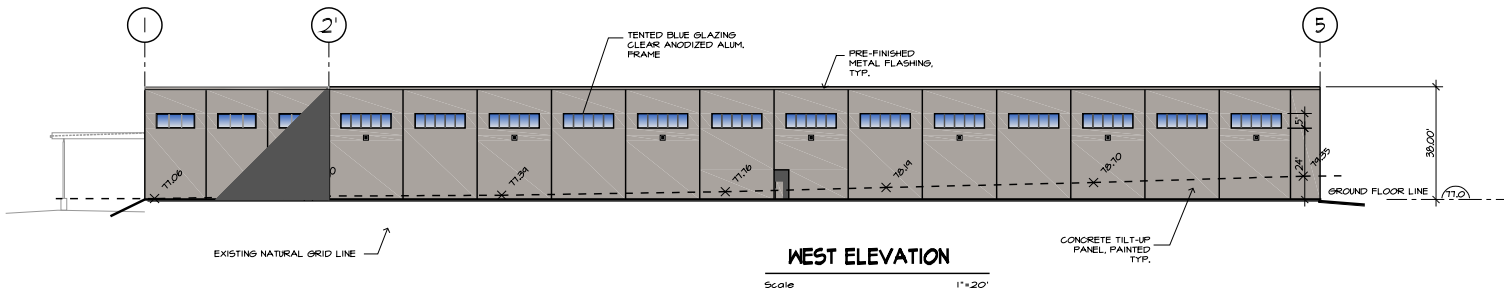
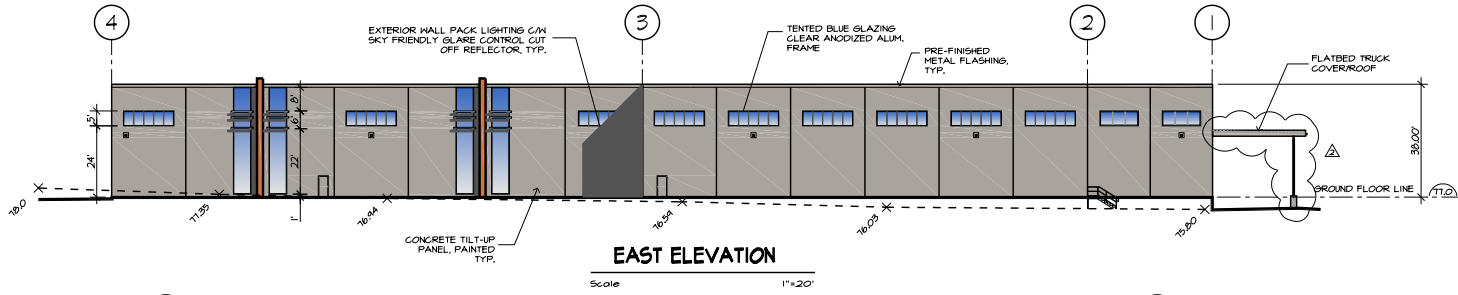
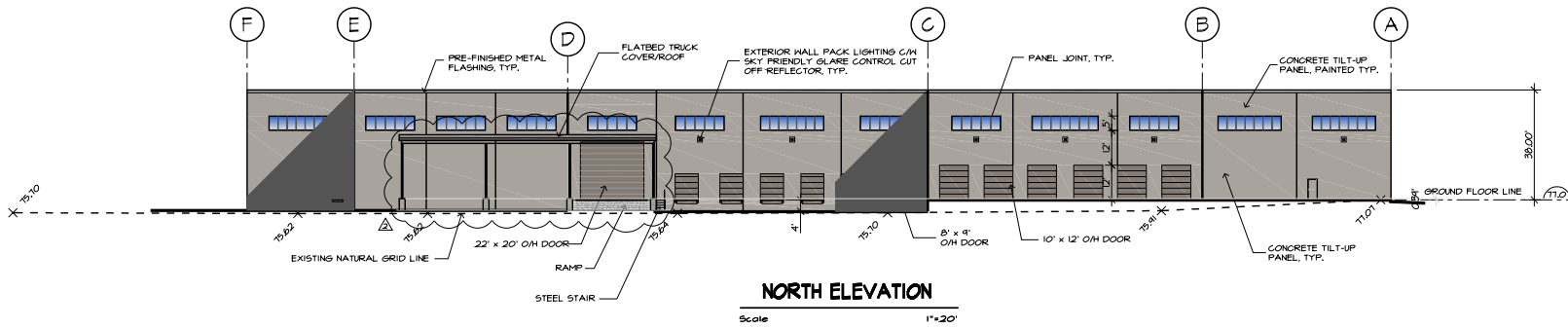
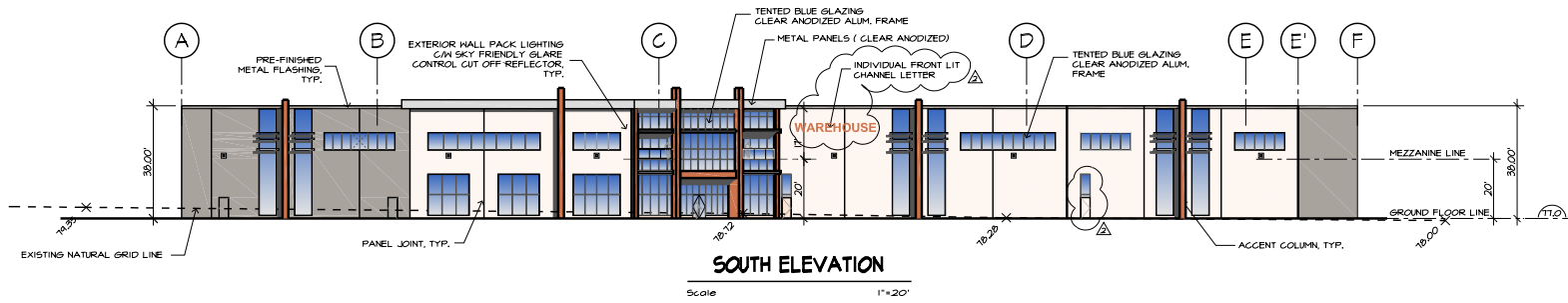
| Sheet | of |
|-------|----|
| A-4 | 4 |

| Date | Revision |
|------|----------|
| 01 | 20-2030 |



| | | | | | | |
|---------|----------|----------|-------|----|--------------------------------|------------------------------|
| 0000/00 | Scale | As Noted | Sheet | of | Project Title | Drawing Title |
| 01 | 20-2030 | | A-5 | | PROPOSED COMMERCIAL BUILDING | OFFICE FLOOR PLANS & SECTION |
| 01 | 20-2030 | | | | 13101 78A & 13060, 80th Avenue | |
| 01 | 03-11-21 | | | | Surrey B.C. | |
| 02 | 06-28-21 | | | | 304-600 West Street | |
| | | | | | Surrey B.C. V3S 3S9 | |
| | | | | | Issued for DP Resubmission | |
| | | | | | Issued for DP | |
| | | | | | Date | Description |

Ionic Architecture Inc.
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1778 871 0888
www.ionicarchitecture.com



| Rev. | Date | Description |
|------|----------|----------------------------|
| 02 | 06-28-21 | ISSUED FOR DP RESUBMISSION |
| 01 | 03-11-21 | ISSUED FOR DP |

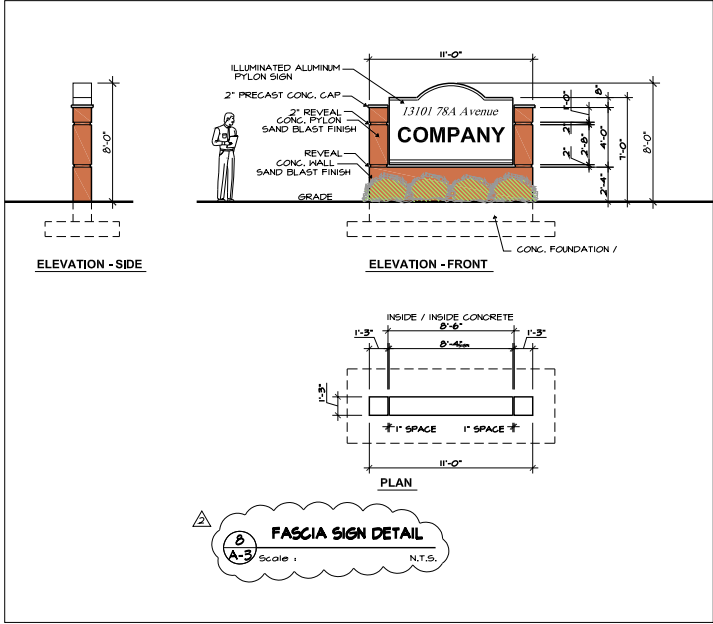
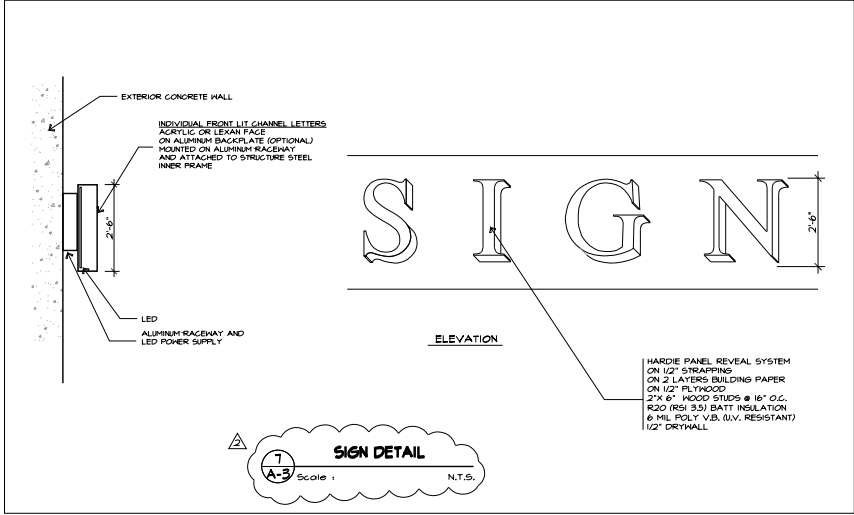
Ionic Architecture Inc.
architects o.b.c.
30-4400, 15th Street
Surrey BC V3S 3J9
info@ionic-architecture.com

ELEVATIONS
PROJECT TITLE
PROPOSED COMMERCIAL BUILDING
13101 78A & 13060, 80th Avenue
Surrey, BC

Drawing Title: ELEVATIONS
Project Title: PROPOSED COMMERCIAL BUILDING
13101 78A & 13060, 80th Avenue
Surrey, BC

Sheet of: A-6
As Noted of: A-6

Date: 01-20-2030
Revision: 01



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 ionic.a.i.b.c. @ ionic.a.i.b.c.com

DETAILS
 Drawing Title:
 Project Title:
PROPOSED COMMERCIAL BUILDING
 13101 78A Avenue
 Surrey, BC

As Noted
 Date: _____
 Revision: _____
 01 20-2030

Sheet _____ of _____
A-8

PROJECT NO. _____

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|-------------------------------|-----|
| 2 | 21 JUN 23 | NEW SITE PLAN / CITY COMMENTS | DR |
| 1 | 21 MAR 23 | NEW SITE PLAN | DR |

CLIENT:

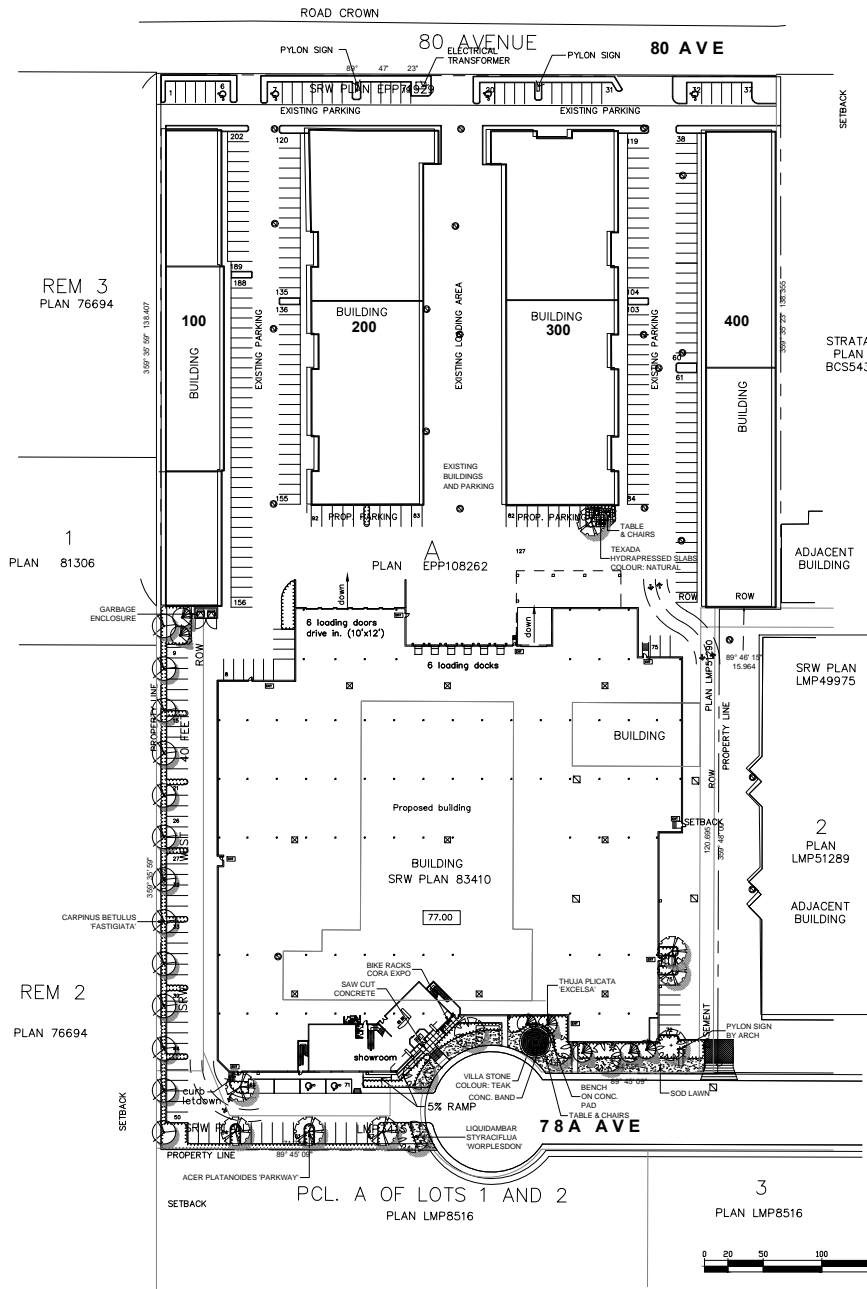
PROJECT:
COMMERCIAL BUILDING
13101 78A AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 21 FEB 23 DRAWING NUMBER:
SCALE: 1"=50'-0"
DRAWN: DO
DESIGN: DO
CHKD: MCV

L1

OF 3



REM 3
PLAN 76694

1
PLAN 81306

78A Avenue

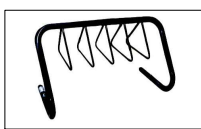
REM 2
PLAN 76694

3
PLAN LMP8516



| PLANT SCHEDULE | | | | PMG PROJECT NUMBER: 21-033 |
|----------------|-----|--------------------------------------|-----------------------------|----------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
| | 7 | ACER PLATANOIDES 'PARKWAY' | PARKWAY NORWAY MAPLE | 6CM CAL; 2M STD; B&B |
| | 13 | CARPINUS BETULUS 'FASTIGIATA' | PYRAMIDAL EUROPEAN HORNBEAM | 6CM CAL; B&B |
| | 6 | LIQUIDAMBAR STYRACIFLUA 'WORPLESDON' | WORPLESDON SWEET GUM | 6CM CAL; 2M STD; B&B |
| | 7 | THUJA PLICATA 'EXCELSA' | WESTERN RED CEDAR | 3M HT; B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MARLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. IDENTIFICATION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * B&B SOLDERS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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

FROM: Development Services Manager, Engineering Department

DATE: August 17, 2021 **PROJECT FILE: 7821-0084-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 13060 80 Avenue & 13101 78A Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m Statutory Right-of-Way (SRW) along 78A Avenue frontage.
- Register additional SRW for sanitary main, if applicable.

Works and Services

- Construct north side of 78A Avenue toward Local Road standards.
- Construct storm system along 78A Avenue to service the site.
- Provide storm, sanitary, and water service connections to the site.
- Construct on-site stormwater management features per the Cruikshank and Grenville Integrated Stormwater Management Plan (ISMP).
- Register a Restrictive Covenant (RC) on title for the onsite mitigation features as determined through detailed design.
- Register an RC on title for water quality/sediment control chamber maintenance.
- Register an RC on title for sanitary pumped service connection, if applicable.
- Pay Sanitary Latecomer 5810-0158-00-1.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$7,785.75 is required.

DEVELOPMENT PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager

AY

Photos of trees located at 13060 80th Ave are not included in this report as they will not be affected by the proposed development of the sites.
Available on request.

Tree Preservation and Replacement Summary:

| On-Site Trees | Number of Trees |
|--|------------------------|
| Protected Trees On Site | 13 |
| Protected Trees To Be Removed | 7 |
| Protected Trees To Be Retained | 6 |
| Total Replacement Trees Required | 7 |
| Alder & Cottonwood 1:1 Replacement Ratio 7 x 1 = 7 | |
| Other Trees 2:1 Replacement Ratio 0 x 2 = 0 | |
| Replacement Trees in Deficit | 0 |

| Off-Site Trees | Number of Trees |
|--|------------------------|
| Protected Off-Site Trees To Be Removed | 0 |
| Total Replacement Trees Required | 0 |
| Alder and Cottonwood 1:1 Replacement Ratio 0 x 1 = 0 | |
| Other Trees Replacement Ratio 2:1 0 x 2 = 0 | |
| Off-Site Replacement Trees Proposed | 0 |
| Off-Site Replacement Trees Deficit | 0 |