City of Surrey PLANNING & DEVELOPMENT REPORT Application No.: 7921-0096-00

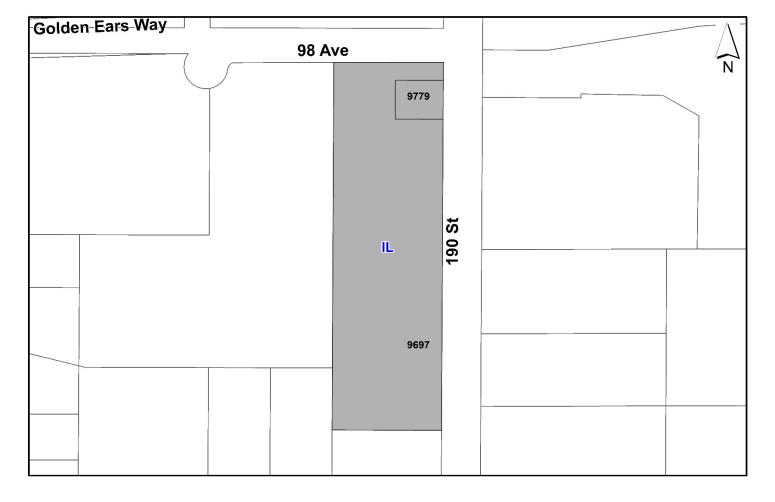
Planning Report Date: July 12, 2021

PROPOSAL:

- Development Permit
- Development Variance Permit

to permit the development of three multi-tenant industrial warehouse buildings on three separate lots. A variance is requested to reduce the minimum front yard and rear yard setback requirements under the IL Zone.

LOCATION: 9697 – 190 Street 9779 – 190 Street ZONING: IL OCP DESIGNATION: Industrial



112 AVE 104 AVE GUILDFORD WHALLEY 96 AVE 88 AVE FLEETWOOD 80 AVE 72 AVE NEWTON CLOVERDALE 64 AVE **56 AVE 48 AVE** 120 ST 40 AVE 32 AVE SOUTH SURREY 24 AVE 16 AVE 144 ST 152 ST 136 ST 128 ST 8 AVE ST 0 AVE 160 184 ST 192 ST 168 ST 176 ST

RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• The applicant is requesting a variance in order to reduce the minimum front yard (east) building setback from 7.5 metres to 2.5 metres and rear yard (west) building setback from 7.5 metres to 0.3 metre, under the IL Zone, for Lots A, B and C.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Industrial" designation in the Official Community Plan.
- The proposal complies with the Metro Vancouver Regional Growth Strategy designation.
- The proposal is consistent with OCP policies and the City's Employment Lands Strategy.
- The proposed variance to reduce the minimum east (front) yard and west (rear) yard building setbacks is a response to existing site constraints (i.e., a long, narrow property) and allows the applicant to achieve a functional building envelope that will help to attract a wider array of tenants while still providing an attractive streetscape along 190 Street.
- The proposed industrial buildings are attractive, well-designed and establish a higher-standard in terms of the form, design, and character for future industrial warehouse buildings within the surrounding area.

RECOMMENDATION

The Planning & Development Department recommends that:

- 1. Council authorize staff to draft Development Permit No. 7921-0096-00 generally in accordance with the attached drawings (Appendix I).
- 2. Council approve Development Variance Permit No. 7921-0096-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (east) setback of the IL Zone from 7.5 metres to 2.5 metres to the principal building face for Lots A, B and C; and
 - (b) to reduce the minimum rear yard (west) setback of the IL Zone from 7.5 metres to 0.3 metre to the principal building face for Lots A, B and C.
- 3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from the Ministry of Transportation & Infrastructure;
 - (d) final approval from Kinder Morgan Canada (Trans Mountain Pipeline);
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site; and
 - (k) registration of a reciprocal access and reciprocal parking easement between Lot A and Lot B as well as Lot B and Lot C.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Trucking/cartage businesses	Industrial	IL
North (Across 98 Avenue and Golden Ears Way):	Canadian National Railway and outdoor storage of raw lumber materials	Industrial	IL
East (Across 190 Street):	Multi-tenant industrial buildings and wood product manufacturers with outdoor storage	Industrial	IL
South:	Truck parking facility and Trans Mountain Pipeline	Industrial	IL
West:	Multi-tenant industrial building consisting of a metal fabricator and wood product manufacturer with outdoor storage	Industrial	IL

Context & Background

<u>Background</u>

- The subject site consists of two properties (9697 190 Street and 9779 190 Street) which are both designated "Industrial" in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)".
- The property located at 9779 190 Street was recently purchased from the City of Surrey.
- The subject site is significantly constrained due to its long, narrow lot configuration and the previous site contamination at 9697 190 Street. In 2017, the applicant obtained a Certificate of Compliance (CoC) from the Ministry of Environment that further restricts the amount of landscaping permitted on-site to a total combined area of 1,000 square metres. The CoC also places additional restrictions on future redevelopment by requiring the applicant maintain a "cap" over the subject site to prevent water from infiltrating into contaminated areas.

DEVELOPMENT PROPOSAL

Planning Considerations

• The applicant is proposing to consolidate 9697 – 190 Street and 9779 – 190 Street in order to construct three multi-tenant industrial warehouse buildings on three separate new lots. The buildings will provide a total of 14,937 square metres of industrial warehouse and office space.

• The proposed buildings comply with all aspects of the IL Zone, with the exception of the front yard and rear yard setbacks. As such, the applicant requests a variance to reduce the minimum front yard and rear yard setbacks, under the IL Zone, in order to provide a functional building envelope.

	Proposed
Lot Area	
Gross Site Area:	24,295 sq. m.
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	24,295 sq. m.
Number of Lots:	3
Building Height:	11.5 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	0.62
Floor Area	
Residential:	N/A
Industrial:	14,864 sq. m.
Total:	14,864 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 III.
Parks, Recreation & Culture:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns. Proposal must comply with the BC Building Code.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.
Kinder Morgan Canada (Trans Mountain Pipelline):	No concerns.

Transportation Considerations

• The subject properties will obtain driveway access from 98 Avenue and 190 Street. All trucks will access the proposed buildings from 190 Street for loading/unloading purposes with each individual unit having access to overhead roller doors as well as loading bays.

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- The proposed buildings will share on-site parking and driveway access to/from 190 Street, in order to maximize efficiencies. As a result, the applicant will be required to register on title a reciprocal parking and reciprocal access easement between Building A and Building B as well as Building B and Building C to secure this shared parking and driveway access arrangement.
- The subject site is located within roughly 125 metres of a bus stop along 96 Avenue.

Sustainability Considerations

• The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The property is designated "Industrial" in the Regional Growth Strategy (RGS).
- The proposed development complies with the Industrial RGS designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Industrial" in the Official Community Plan (OCP).
- The proposed development complies with the Industrial OCP designation.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Policy B6.6 Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces.
 - Policy E1.6 Support the infill and redevelopment of under-utilized properties within Industrial land designations.
 - Policy E1.8 Ensure a positive interface between employment lands and accompanying industrial activities and uses.
 - Policy E1.10 Ensure sufficient, convenient, and appropriate access to employment lands, including supply and goods movement routes as well as access to employment opportunities for Surrey's workforce.

Proposed Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum front yard (east) setback of the IL Zone from 7.5 metres to 2.5 metres to the principal building face for Lot A, B and C; and
 - to reduce the minimum rear yard (west) setback of the IL Zone from 7.5 metres to 0.3 metre to the principal building face for Lot A, B and C.
- The requested variances will have a negligible impact on adjacent properties which, similarly, are zoned "Light Impact Industrial Zone (IL)". In addition, the variances will improve overall efficiencies and ensure the proposed development is economically feasible by maximizing the building footprint.
- The proposed variance to reduce the minimum front yard (east) and rear yard (west) building setbacks is a response to existing site constraints (i.e., a long, narrow property) and allows the applicant to achieve a functional building envelope that will help to attract a broader range of tenants while still providing an attractive streetscape along 190 Street.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

• Development Proposal Signs were installed on the subject site on May 6, 2021. To date, staff have not received any responses from area residents or business owners.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

Proposed Building

- The proposed development is subject to a Development Permit for Form and Character given its proximity to Golden Ears Way.
- The proposed buildings will provide a total of 14,937 square metres of industrial warehouse and office space with approximately 13 units ranging in size from 339 square metres to 1,293 square metres.
- Each unit will have access to overhead roller doors and loading bays.
- The proposed buildings conform with all aspects of the IL Zone, except for the front yard (east) and rear yard (west) setbacks. As such, the applicant requests a variance in order to reduce the minimum building setback requirements under the IL Zone.
- The building materials include concrete tilt-up panels, pre-finished aluminum flashing, shop front glazing, overhead roller doors, fluted metal canopies as well as coloured gypsum board and metal wall cladding accent materials around the entry doors to enhance visual interest.

• The concrete tilt-up buildings are attractive, well-designed and establish a high-standard with respect to the form, design, and character of future industrial buildings within the surrounding neighbourhood.

Proposed Signage

- The applicant is proposing one upper-storey fascia sign, along the eastern façade, to identify the address of each of the proposed industrial warehouse buildings (i.e., Building A, B and C).
- In addition, each individual unit will have one fascia sign located above the principal entrance.
- All tenant signage is limited to the ground-floor. No upper-storey tenant signage is permitted.
- All signage proposed on-site will consist of individual channel letters and will comply with all aspects of the Sign By-law.
- No free-standing signs are proposed on the subject site.
- If additional signage is required in future, it will be considered through a separate application.

On-Site Parking

- Under the Zoning By-law, a total of 195 parking spaces are required on-site to accommodate the current proposal which includes a combination of industrial warehouse and office uses.
- The applicant proposes to provide 1 parking space per 100 square metres of gross floor area for industrial warehouse purposes and 2.5 parking spaces per 100 square metres of gross floor area for office uses. As such, the applicant is required to provide a total of 195 parking spaces on the subject site under the Zoning By-law.
- The applicant proposes to provide 195 parking spaces on-site which complies with the Zoning By-law. However, given the lack of available parking, the applicant will also register a Section 219 Restrictive Covenant on title to restrict the amount of mezzanine space permitted on-site unless additional parking is provided, per the minimum parking requirements under Zoning By-law No. 12000.

Landscaping

- As noted above, the applicant obtained a Certificate of Compliance (CoC) from the Ministry of Environment that restricts the maximum allowable landscaping on-site to 1,000 square metres.
- As such, the applicant is focusing on installing landscaping around the perimeter of the subject property in order to provide an attractive streetscape. The applicant proposes a 2.5 metre wide landscape setback along 98 Avenue and 2.5 metre wide landscape setback along 190 Street that consists of shade trees, ornamental grasses, flowering shrubs, and low-lying groundcover.

- Given the site constraints imposed by the CoC, the applicant is proposing limited landscaping within the surface parking areas. A landscape island is typically required every 6 parking stalls, per the Official Community Plan (OCP).
- Outdoor employee amenity space is provided on the subject site which consists of raised planters and bench seating. Staff will continue to work with the applicant to provide shade trees and additional low-level planting adjacent the outdoor amenity space(s).
- Decorative paving materials are proposed at the driveway entrances.

Outstanding Items

- City staff will continue to work with the applicant to resolve the following staff-identified design-related issues prior to Final Approval:
 - The applicant should continue to work with staff to address interface and landscaping issues which includes maximizing the amount of landscaping provided around the site edges.
- 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 Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Tree Species	Existing	Remove	Retain			
Alder and Cottonwood Trees						
Alder/Cottonwood	5	5	0			
Deciduous Trees (excluding Alder and Cottonwood Trees)						
Lombardy Poplar	33	33	0			
Maple	4	1	3			
Coniferous Trees						
Austrian Pine	1	1	0			
Douglas Fir	8	5	3			
Pine	1	1	0			
Total (excluding Alder and Cottonwood Trees)	47	41	6			

Table 1: Summary of Tree Preservation by Tree Species:

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	99
Total Retained and Replacement Trees	105
Contribution to the Green City Program	N/A

- The Arborist Assessment states that there is a total of 47 mature trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately 10% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 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 87 replacement trees on the site. The applicant is proposing 99 replacement trees, thereby exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Stripe Bark Maple, Columnar Red Maple, Pyramidal European Hornbeam, Slender Hinoki Cypress, White Wonder Dogwood, Dawyck Beech, Purple Fastigiate Beech, Japanese Stewartia, Mt. Fuji Flowering Cherry and Blue Totem Columnar Spruce.
- In summary, a total of 105 trees are proposed to be retained or replaced on the site which meets City requirements.

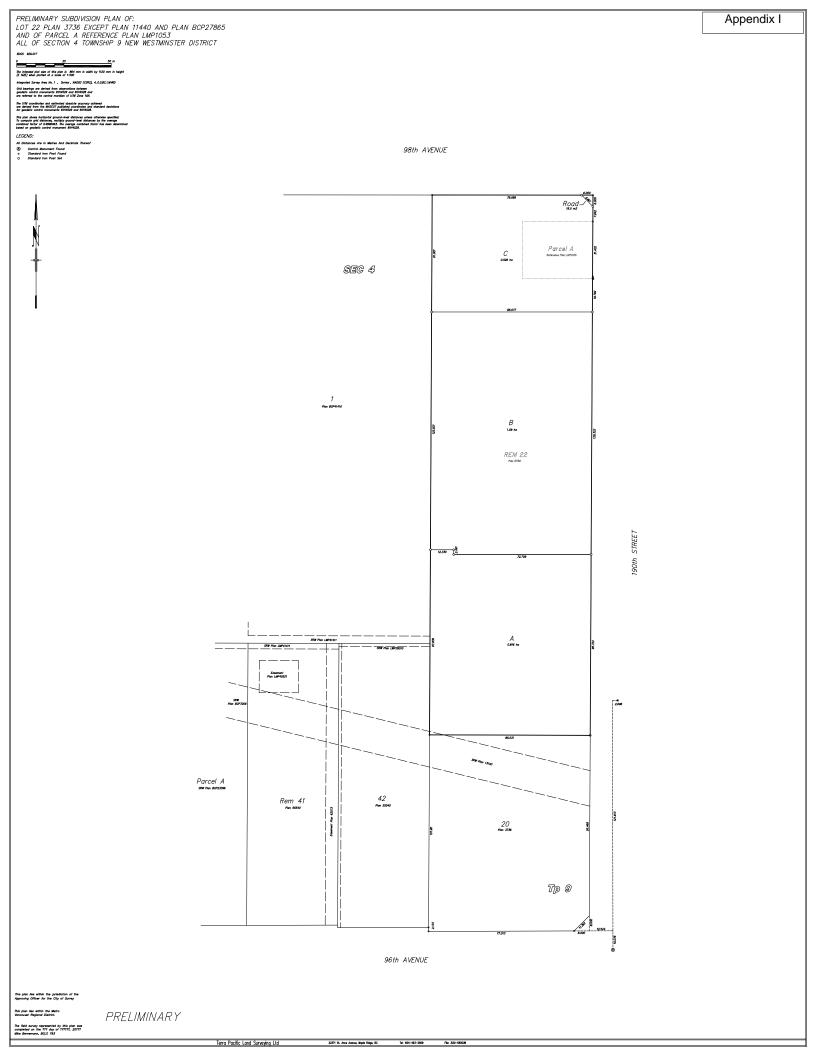
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Plan, Building Elevation Drawings and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7921-0096-00

approved by Ron Gill

Rémi Dubé Acting General Manager Planning and Development











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ZONING SUMMARY:

PROJECT ADDRESS: 9697 & 9779 -190th Street, Surrey, BC LEGAL DESCRIPTION: 9697 190th

LOT 22 SECTION 4 TOWNSHIP 9 PLAN NWP3736 NWD EXCEPT PLAN PT SUBDIVIDED BY PL 11440, & EXC PT DEDICATED RD ON BCP27865

9779 190th SECTION 4 TOWNSHIP 9 PLAN LMP1053 NWD PARCEL A,PART SE1/4

AUTHORITY: CITY OF SURREY ZONE: IL USES: Light impact industrial

SUBJECT PROPERTY



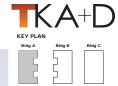
PRC	PERTY LINE
sr	TE SETBACK
LANDSCA	PE SETBACK
BUILDIN	IG SETBACK PROPOSED





1 Base Plan





A050





Perspective View - BLDG A

ADDRESS

1 21.06.30 ReDP Beedie/ TKAHLJARCHITECTURE+DESIGNINC 9697 & 9779 190th Street BLDG A 3D Views PLOT DATE: 6/30/2021 2:03:20 PM



Perspective View - BLDG A



BLDG B - NW View DP

BLDG B - NE View DP



BLDG B 3D Views PLOT DATE: 6/30/2021 2:03:39 PM

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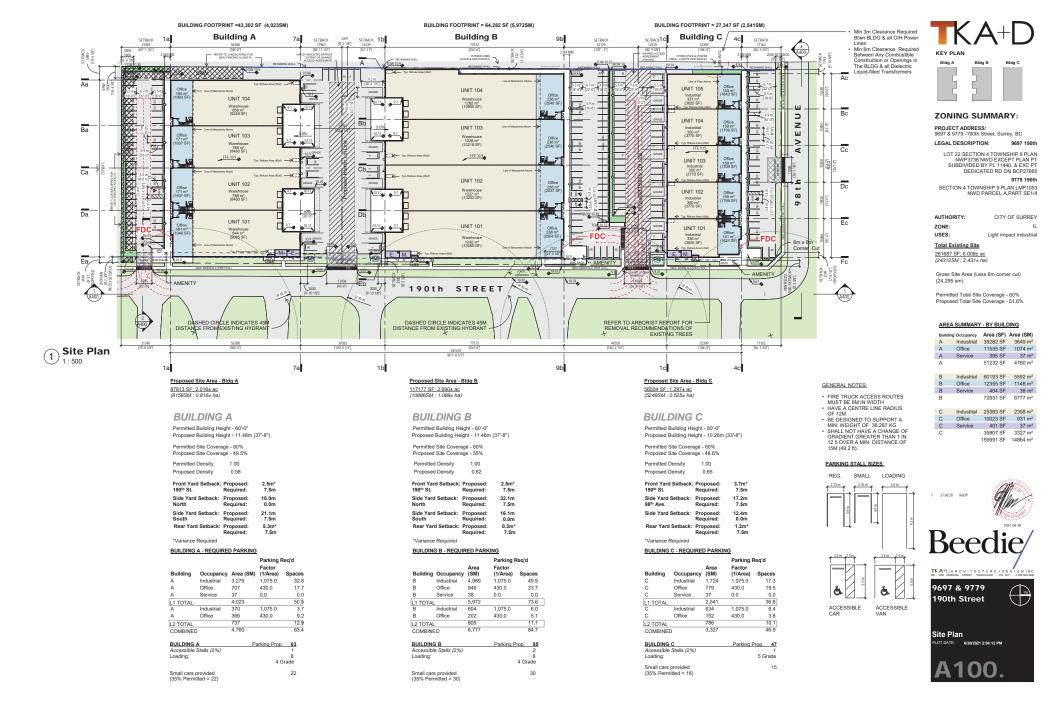


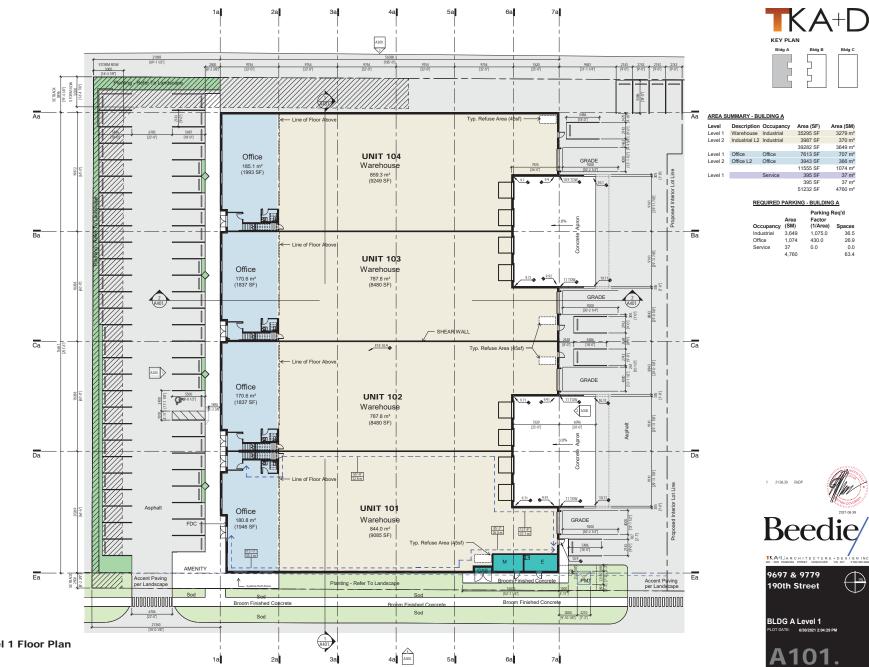
BLDG C- View From East DP

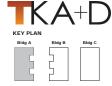
BLDG C - NE View DP

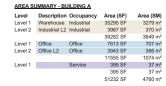


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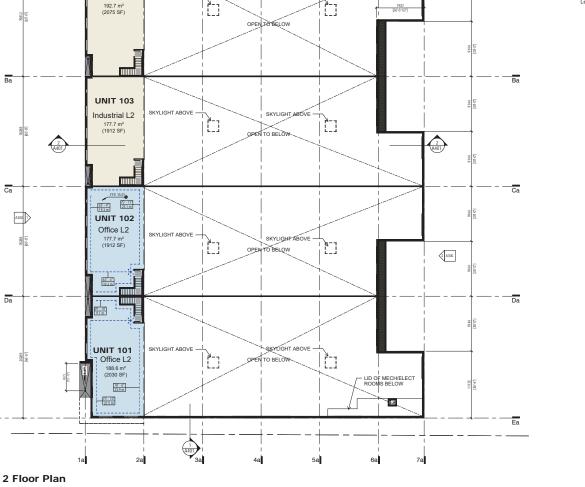








REQUIRED I	REQUIRED PARKING - BUILDING A				
		Parking F	Req'd		
Occupancy	Area (SM)	Factor (1/Area)	Spaces		
Industrial	3,649	1,075.0	36.5		
Office	1,074	430.0	26.9		
Service	37	0.0	0.0		
	4,760		63.4		



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5a

SKYLIGHT ABOVE -

3a

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SKYLIGHT ABOVE -

7a

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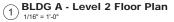
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2a

UNIT 104

Industrial L2

192.7 m²



Ea

Aa

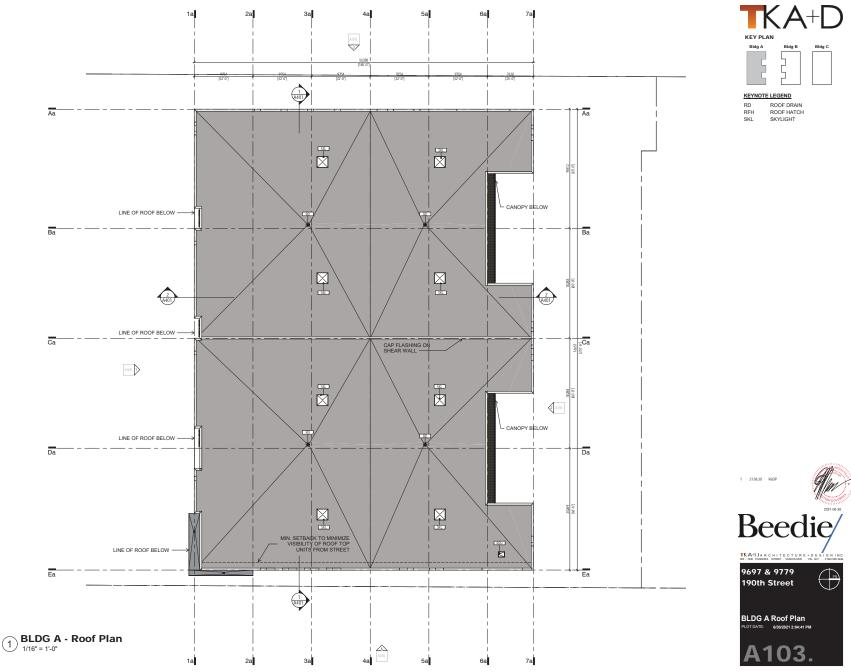


TKATLARCHITECTURE+DES 205-1930 PANDORA STREET, VANCOUVER, VS. 007

1 21030 REP

G N INC

1 21.06.30 ReDP



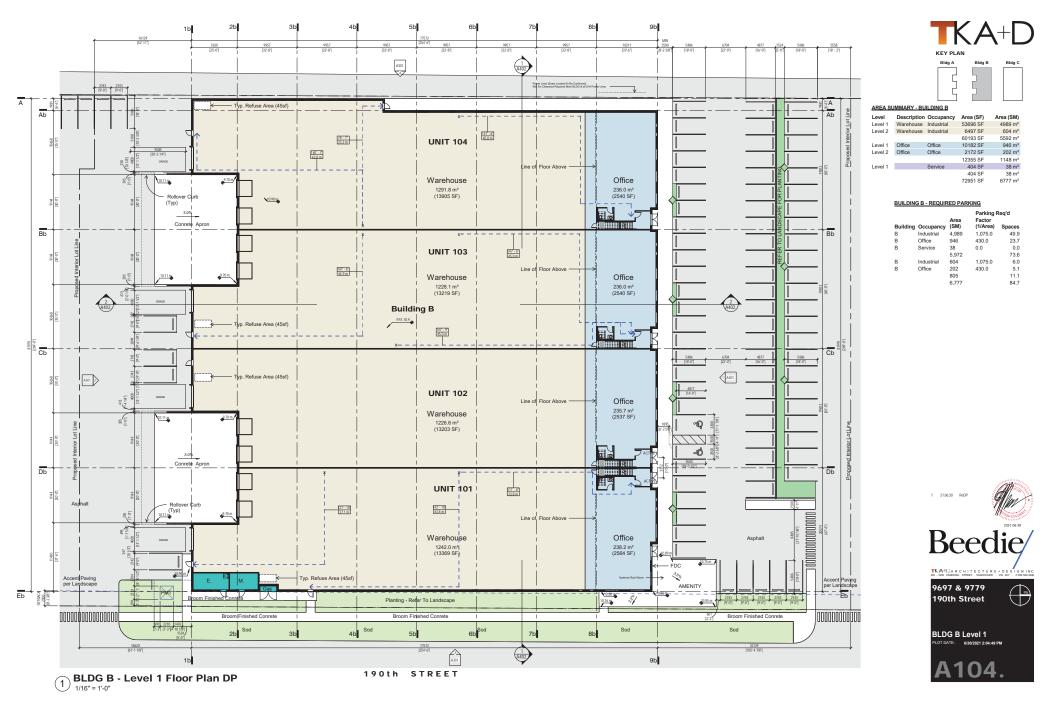
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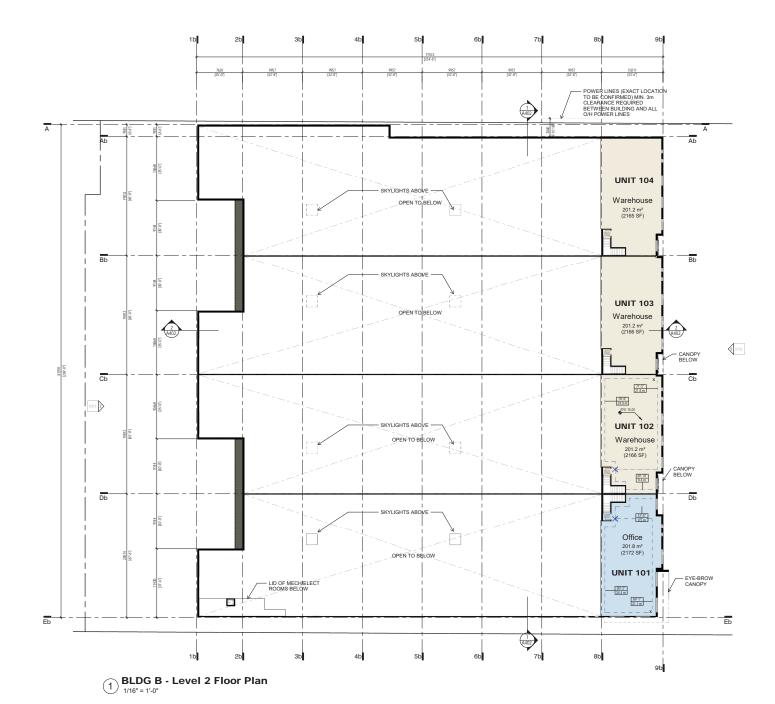
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ROOF DRAIN ROOF HATCH SKYLIGHT

Bldg C

9697 & 9779 190th Street BLDG A Roof Plan PLOT DATE: 6/30/2021 2:04:41 PM



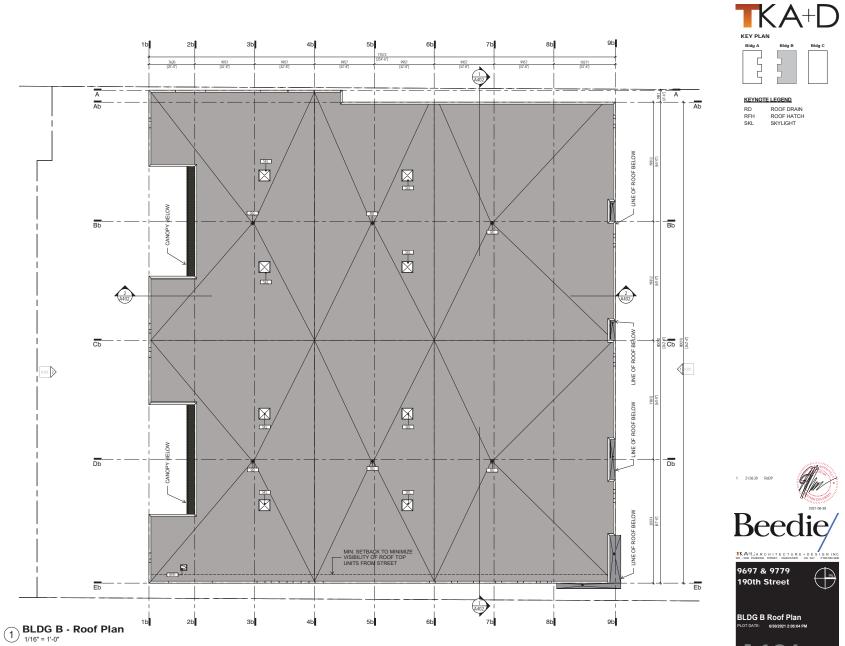




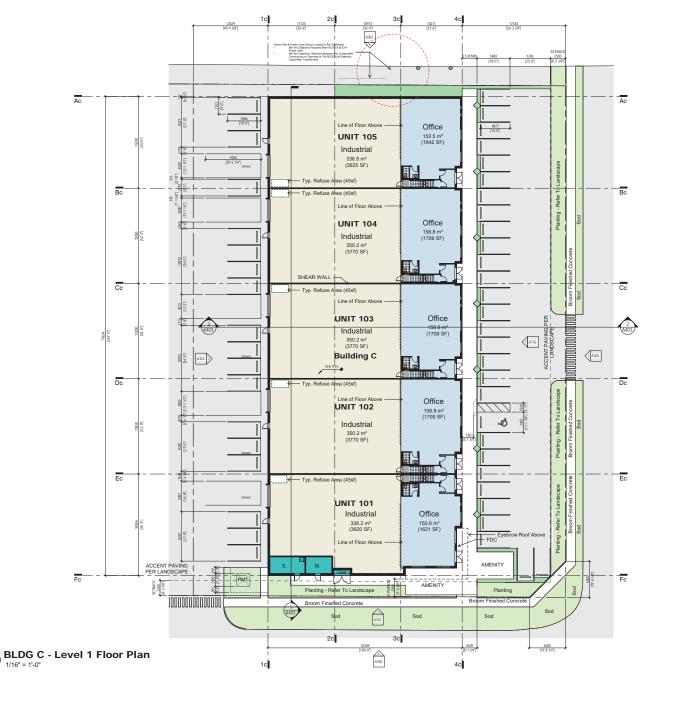
Level Description Occupancy Area (SF) Area (SM) Level 1 Warehouse Industrial 53696 SF 4989 m² Level 2 Warehouse Industrial 6497 SF 604 m² 60193 SF 5592 m² Level 1 Office Office 10182 SF 946 m² Level 2 Office Office 2172 SF 202 m² 12355 SF 1148 m² Level 1 Service 404 SF 38 m² 404 SF 38 m² 72951 SF 6777 m²

			Parking Req'd	
Building	Occupancy	Area (SM)	Factor (1/Area)	Spaces
В	Industrial	4,989	1,075.0	49.9
В	Office	946	430.0	23.7
В	Service	38	0.0	0.0
		5,972		73.6
В	Industrial	604	1,075.0	6.0
В	Office	202	430.0	5.1
		805		11.1
		6.777		84.7

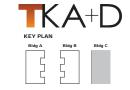




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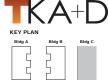
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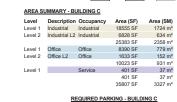


AREA SUMMARY - BUILDING C Level Description Occupancy Area (SF) Area (SM) Level 1 Industrial Industrial 18555 SF 1724 m² Level 2 Industrial L2 Industrial 6828 SF 634 m² 25383 SF 2358 m² Level 1 Office Office 8390 SF 779 m² Level 2 Office L2 Office 1633 SF 152 m² 10023 SF 931 m² Level 1 401 SF 37 m² Service 401 SF 37 m² 35807 SF 3327 m²

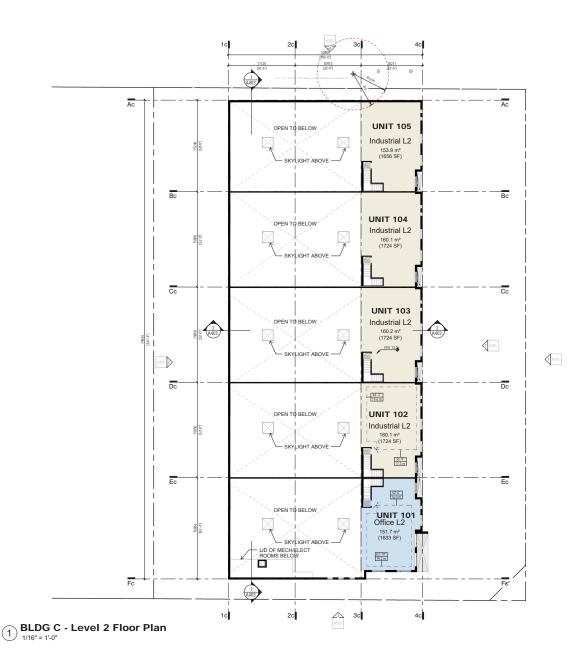
BUILDING C - REQUIRED FARRING				
		Parking F	Req'd	
Occupancy	Area (SM)	Factor (1/Area)	Spaces	
Industrial	1,724	1,075.0	17.3	
Office	779	430.0	19.5	
Service	37	0.0	0.0	
	2,541		36.8	
Industrial	634	1,075.0	6.4	
Office	152	430.0	3.8	
	786		10.1	
	3,327		46.9	
	Occupancy Industrial Office Service Industrial	Area Occupancy (SM) Industrial 1,724 Office 779 Service 37 2,541 Industrial 634 Office 152 786	Parking F Area Pactor Occupancy (SM) (IArea) Industrial 1,724 Office 779 Ostroice 37 Office 1,075.0 Office 152 430.0 786	







		Parking F	arking Req'd	
Occupancy	Area (SM)	Factor (1/Area)	Spaces	
Industrial	2,358	1,075.0	23.6	
Office	931	430.0	23.3	
Service	37	0.0	0.0	
	3 3 2 7		46.9	





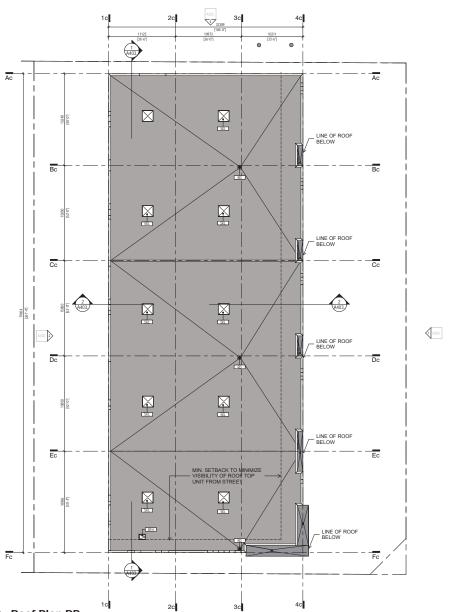


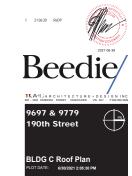
ROOF HATCH

SKYLIGHT

RFH

SKL





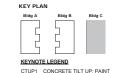
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(4) **BLDG B WE**





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FINISH, P1 (BM 2137-70 White Wisp)

CTUP1T CONCRETE TILT UP; TEXTURED, PAINT FINISH, P1 (BM 2137-70 White Wisp) CTUP2 CONCRETE TILT UP; PAINT CTUP2 CONCRETE TILT UP; PAINT FINISH, P2 Medium Grey (BM 2134-40 Whale Grey) CTUP4 CONCRETE TILT UP; PAINT FINISH, P4 (BM 2065-30 Brilliant Blue)

CURTAIN WALL - TYPE 1 CW1

PRE-FIN ALUM. FLASHING (MATCH P1) FL

- MMS METAL MESH SCREEN METAL WALL CLADDING (To Match P3) MWC
- MWC1 METAL WALL CLADDING
- (Wood Appearance -Type 1) OHD OVERHEAD DOOR (Black
- anodized finish) SB
 - STEEL BOLLARD SHOP FRONT GLAZING -
- SF1 TYPE 1

SIGN SIGNAGE (By T.I.) SPG SPANDREL GLASS (Colour

TBC)



Cc

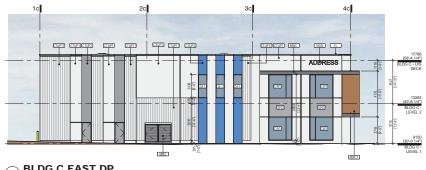
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Dc

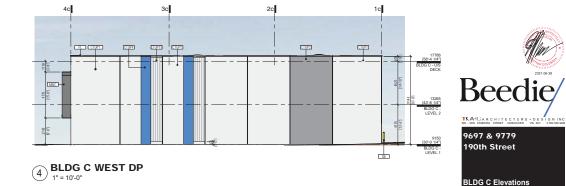


BLDG C SOUTH DP 2 **BLDG** 1" = 10'-0"

Fc



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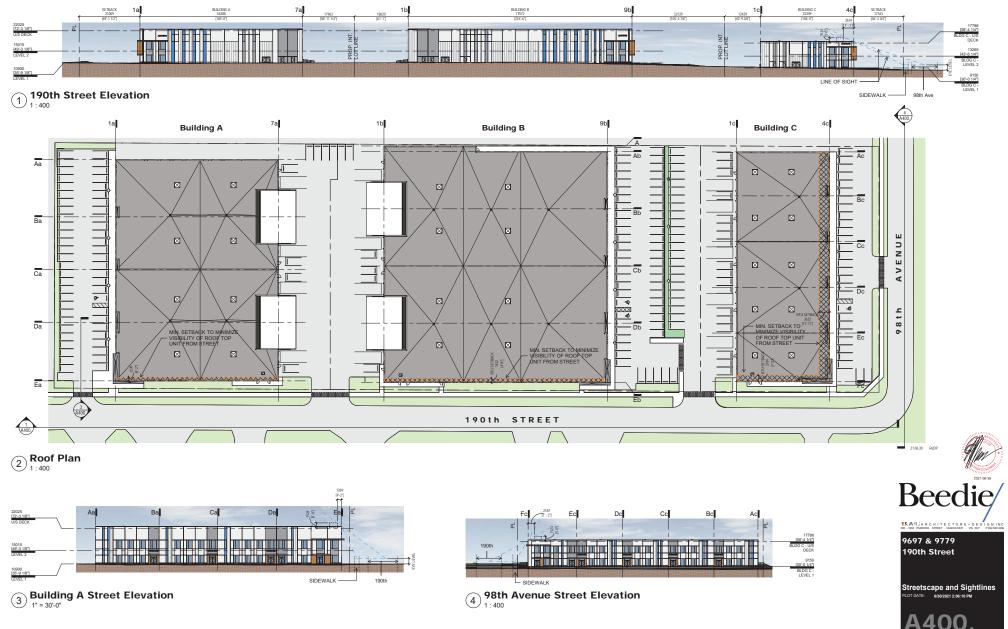




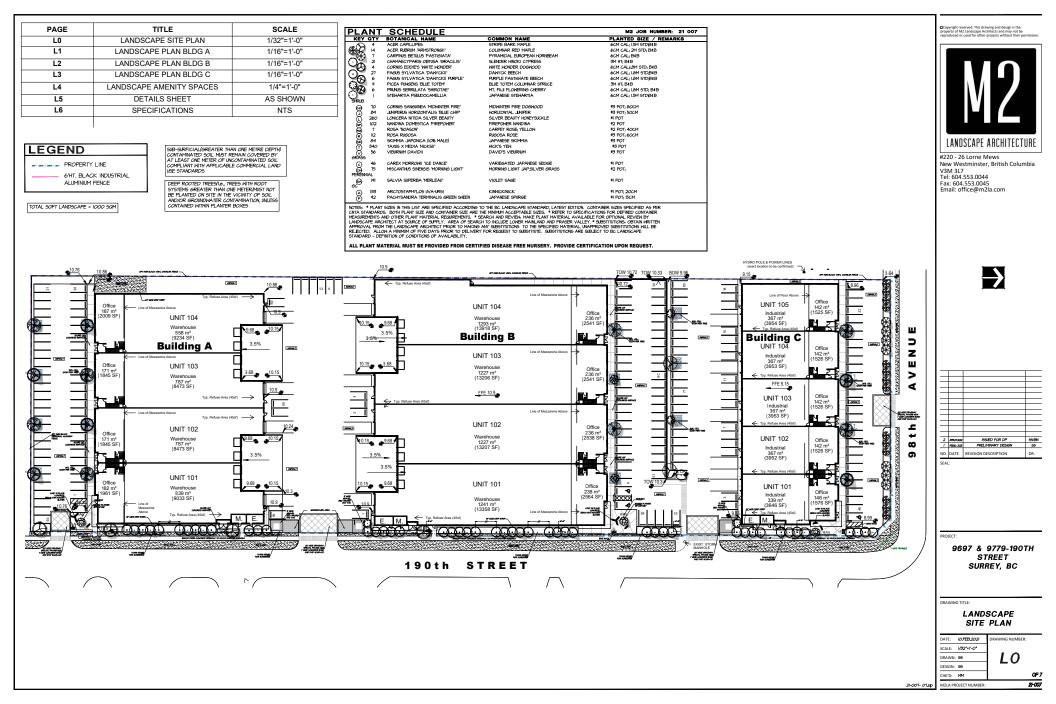


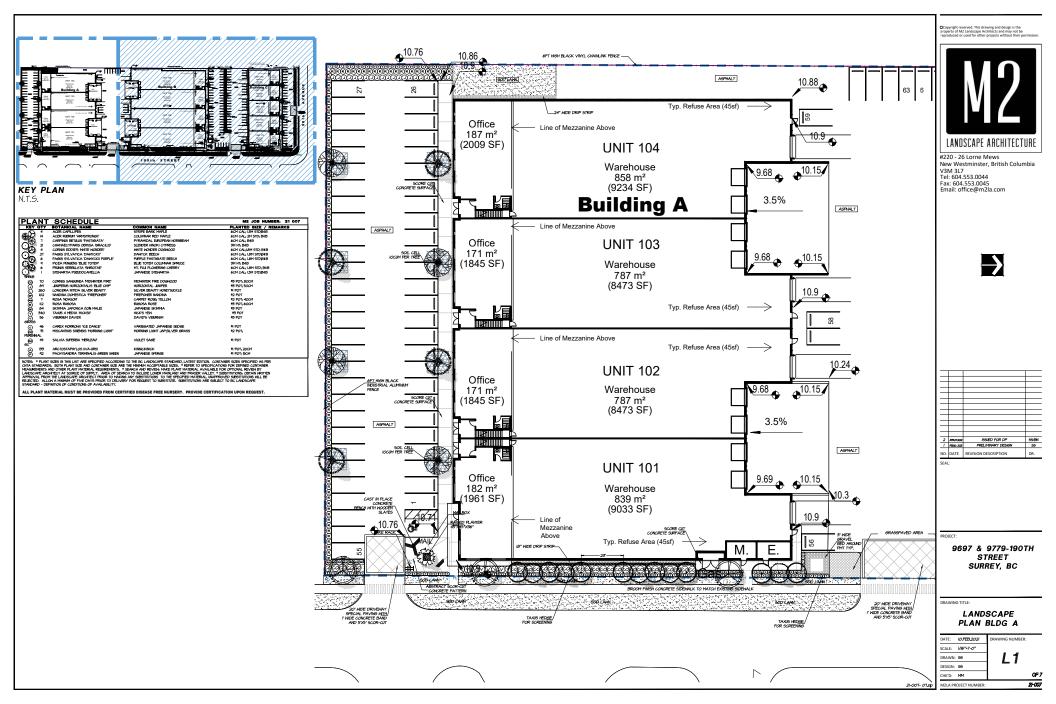
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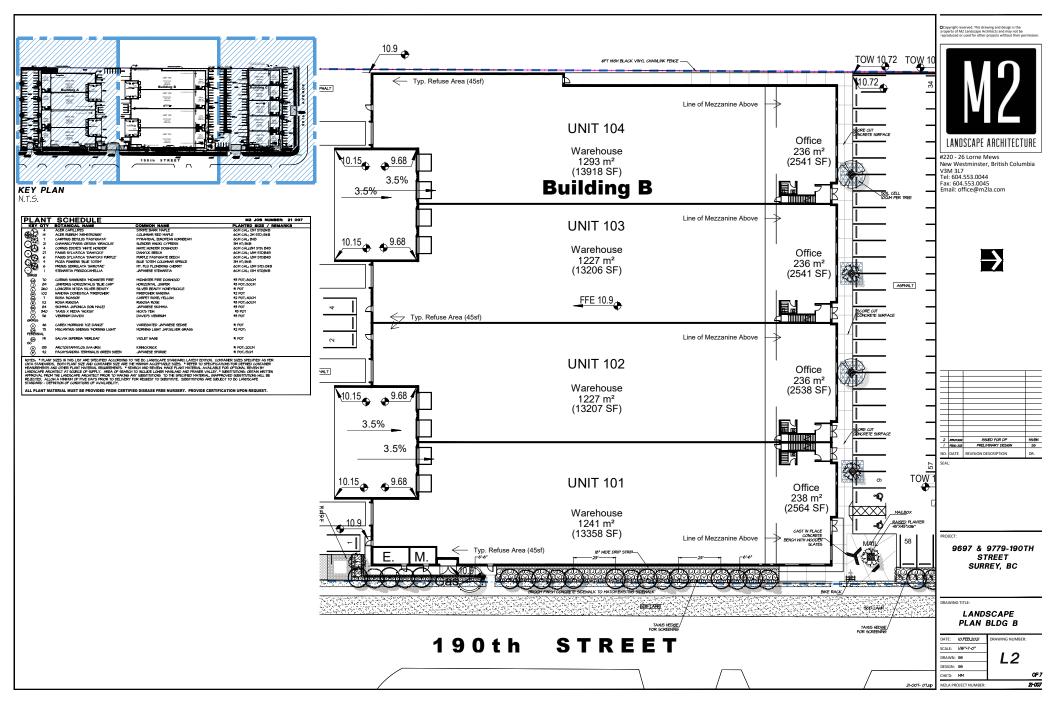
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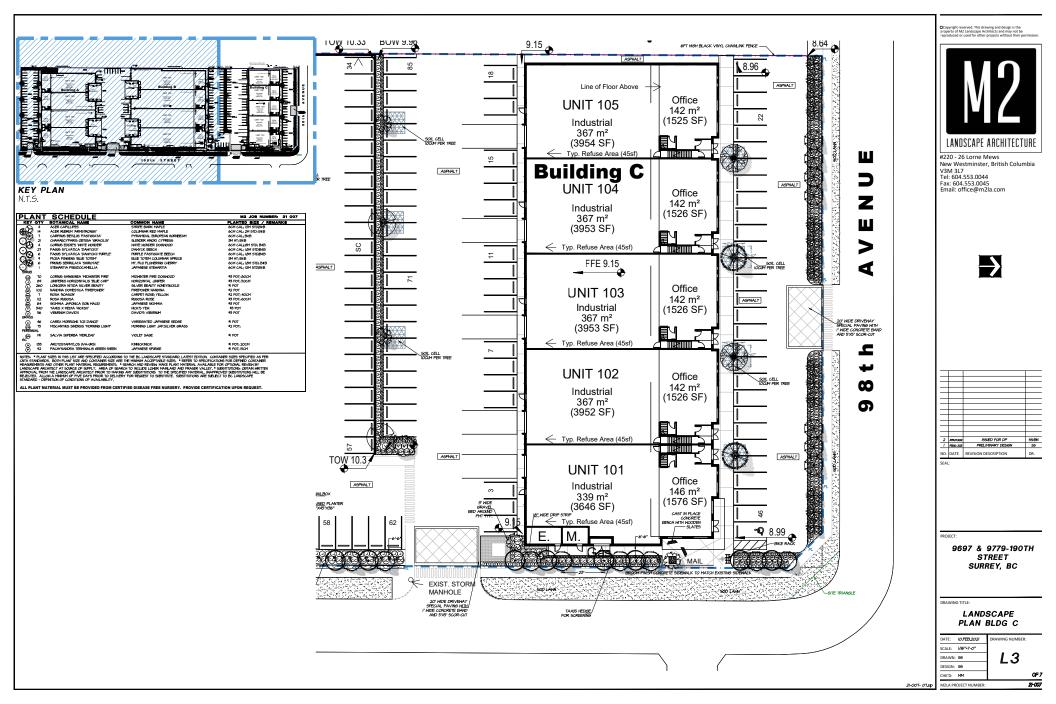


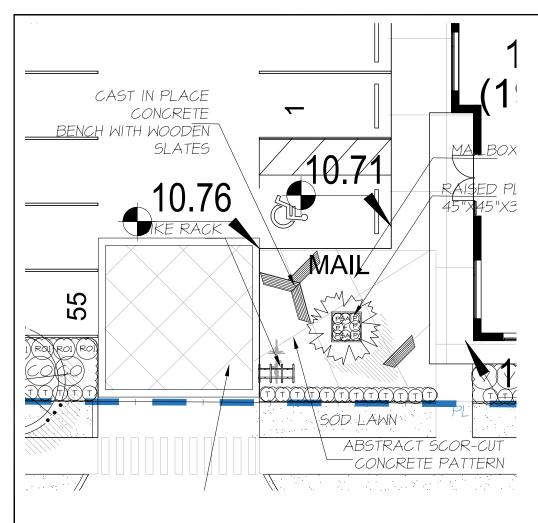














AMENITY SPACE WITH CAST IN PLACE BENCHES AND WOODEN SLATES



BIKE-RACK



RAISED PLANTER 45"X45"X36"



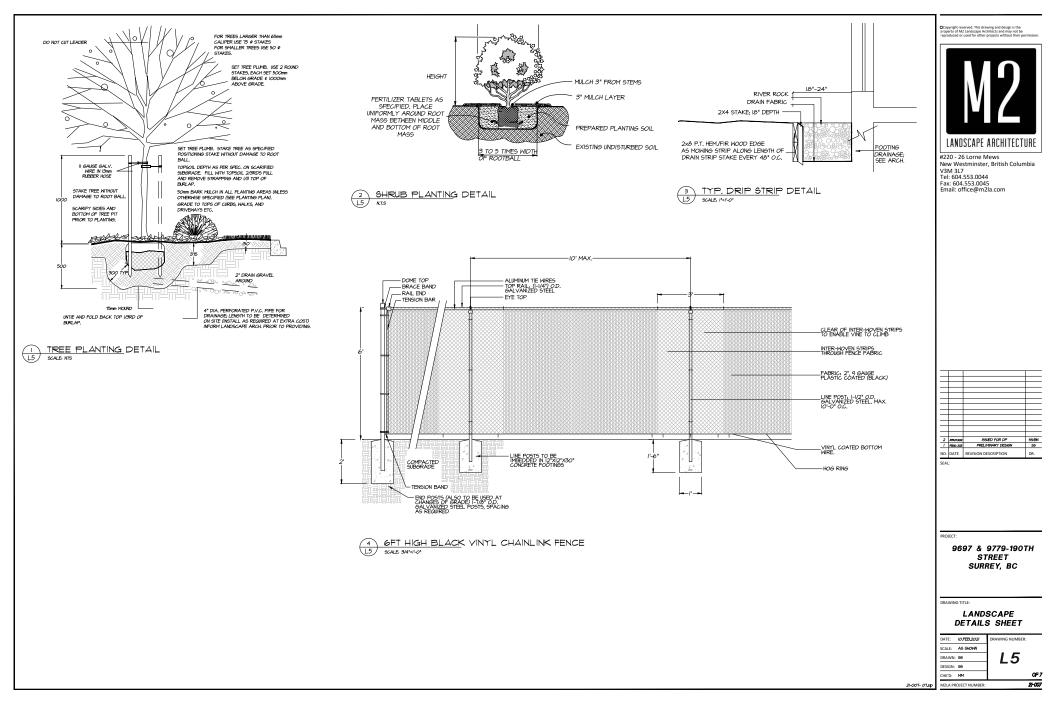


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2	AR/1202	ISSUED FOR DP	55/DN
1	7000, 202	PRELIMINARY DESIGN	55
NO.	DATE	REVISION DESCRIPTION	DR.
SEAL			









TO:	Manager, Area Planning & Development - North Surrey Division Planning and Development Department			
FROM:	Development Engineer, Engineering Department			
DATE:	July 6, 2021	PROJECT FILE:	7821-0096-00	
RE:	Engineering Requirements (Industrial) Location: 9697, 9735, 9765 & 9779 190 Street			

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 6.0 m x 6.0 m corner cut at 98 Avenue and 190 Street intersection.
- Register 0.5 m Statutory Right-of-Way (SRW) along 98 Avenue and 190 Street frontage.
- Register minimum 5.0 m drainage SRW along existing main at southwest corner of lot.

Works and Services

- Construct west side of 190 Street and south side of 98 Avenue.
- Construct adequately sized water, sanitary and storm service connections to each lot.
- Provide onsite stormwater source controls to meet pre-development flows.
- Register a Restrictive Covenant on title for all lots for onsite storm mitigation features as determined through detailed design.
- Register a Restrictive Covenant on title for all lots for water quality/sediment control chamber maintenance.
- Register a reciprocal access easement for shared access letdowns between the lots.-

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

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit other that those stated above.

Jeffy lang

Jeffery Pang, P.Eng. Development Engineer

AY

Tree Preservation Summary

Surrey Project No: TBD Address: 9697 190 Street, Surrey, BC Registered Arborist: Tim Vandenberg

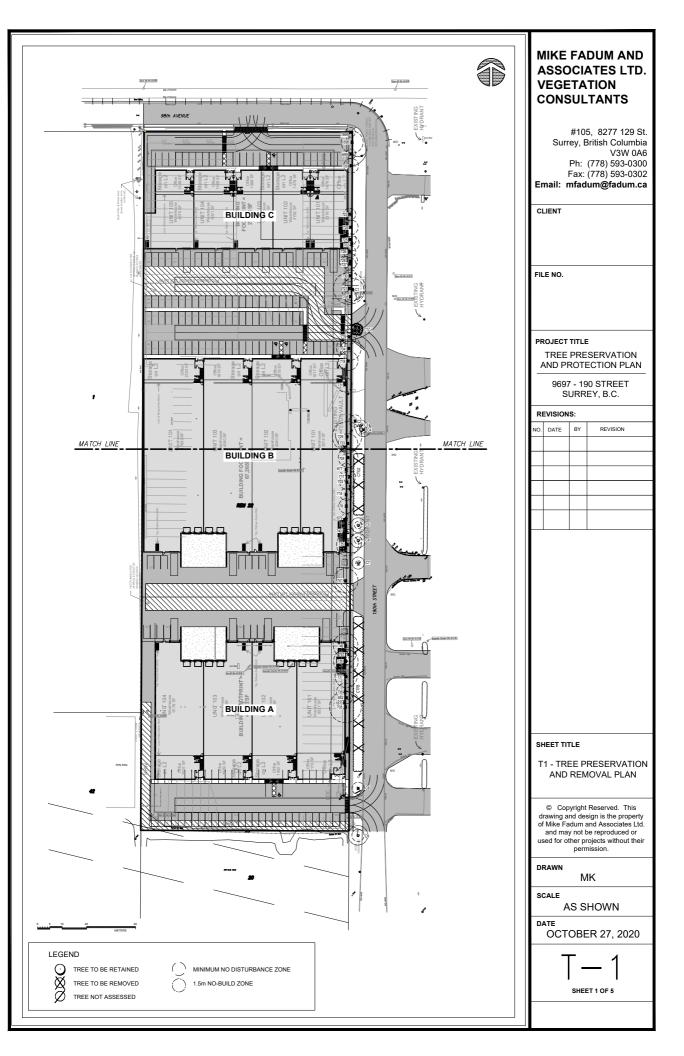
On-Site Trees	Number of Trees
Protected Trees Identified	
(on-site and shared trees, including trees within boulevards and proposed streets	52
and lanes, but excluding trees in proposed open space or riparian areas)	
Protected Trees to be Removed	46
Protected Trees to be Retained	6
(excluding trees within proposed open space or riparian areas)	6
 Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5 All other Trees Requiring 2 to 1 Replacement Ratio 41 X two (2) = 82 	87
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

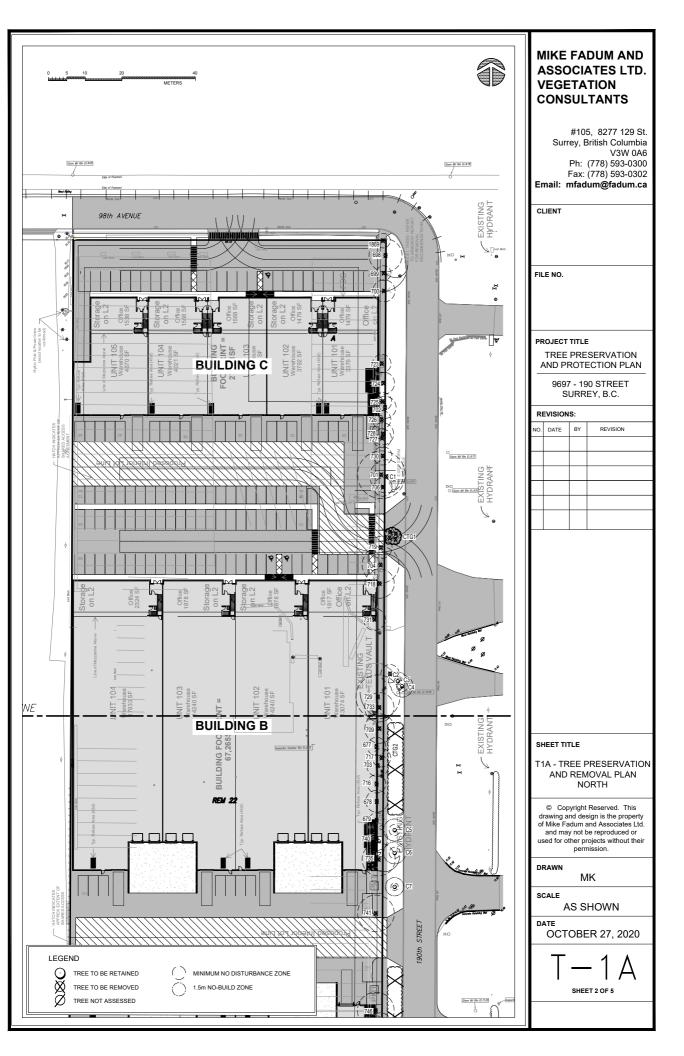
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
 Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 	0
 All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	
Replacement Trees Proposed	NA
Replacement Trees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

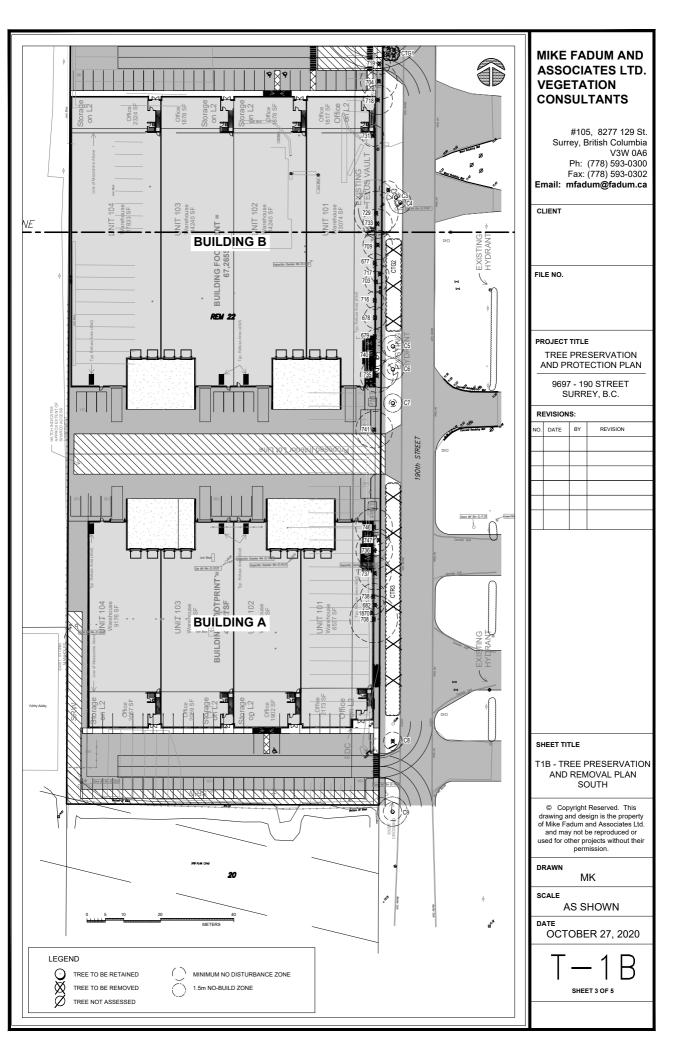
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.			
Signature of Arborist:	Date: December 7, 2020		

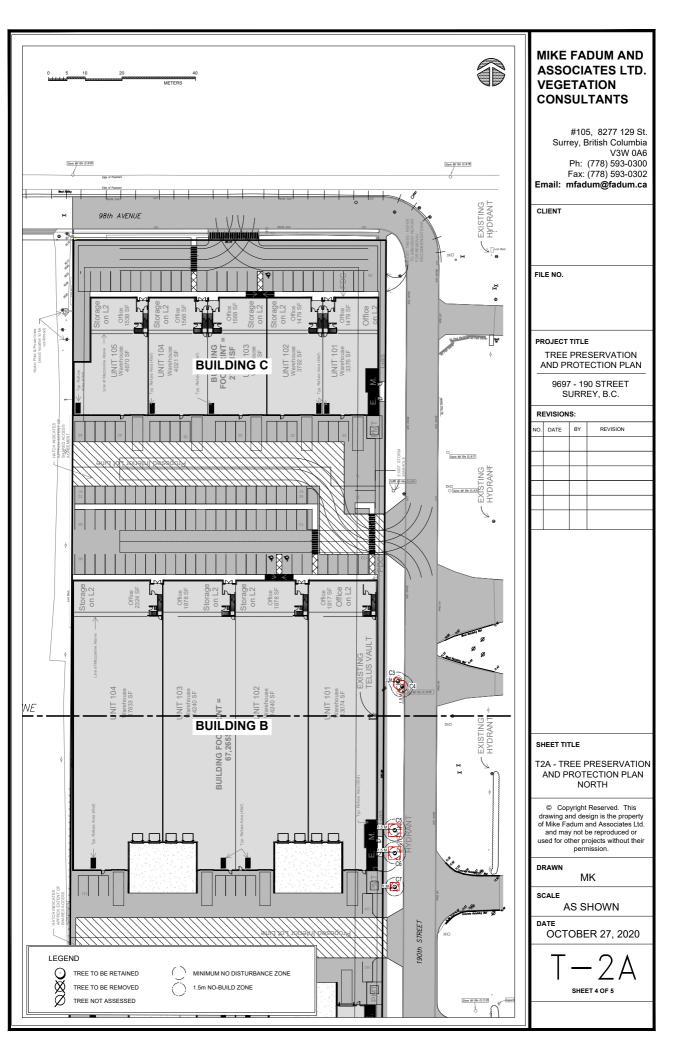


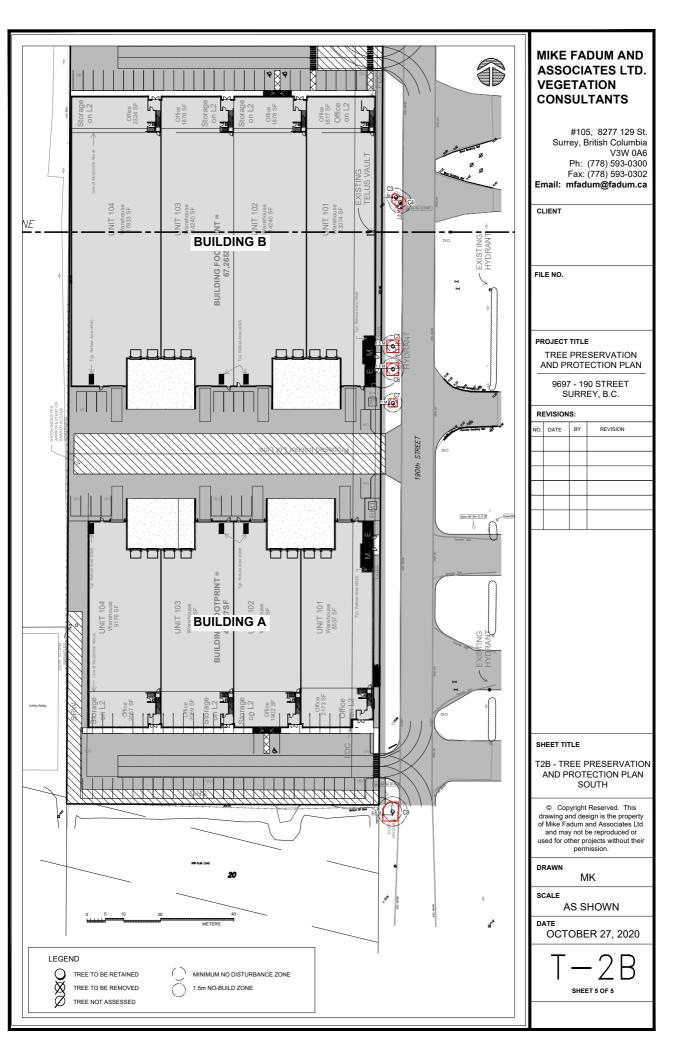












CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0096-00

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: 010-996-125

Lot 22 Except: Firstly; Part Subdivided by Plan 11440 Secondly; Part Dedicated Road on Plan BCP27865 Section 4 Township 9 New Westminster District Plan 3736

9697 – 190 Street

Parcel Identifier: 017-424-593 Parcel A Section 4 Township 9 New Westminster District Reference Plan LMP1053 9779 – 190 Street

(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 Section F. of Part 48, Light Impact Industrial Zone (IL), the minimum front yard (east) setback is reduced from 7.5 metres to 2.5 metres to the principal building face for Lot A, B and C; and
 - (b) In Section F. of Part 48, Light Impact Industrial Zone (IL), the minimum rear yard (west) setback is reduced from 7.5 metres to 0.3 metre to the principal building face for Lot A, B and C.
- 5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 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 - Doug McCallum

City Clerk – Jennifer Ficocelli

