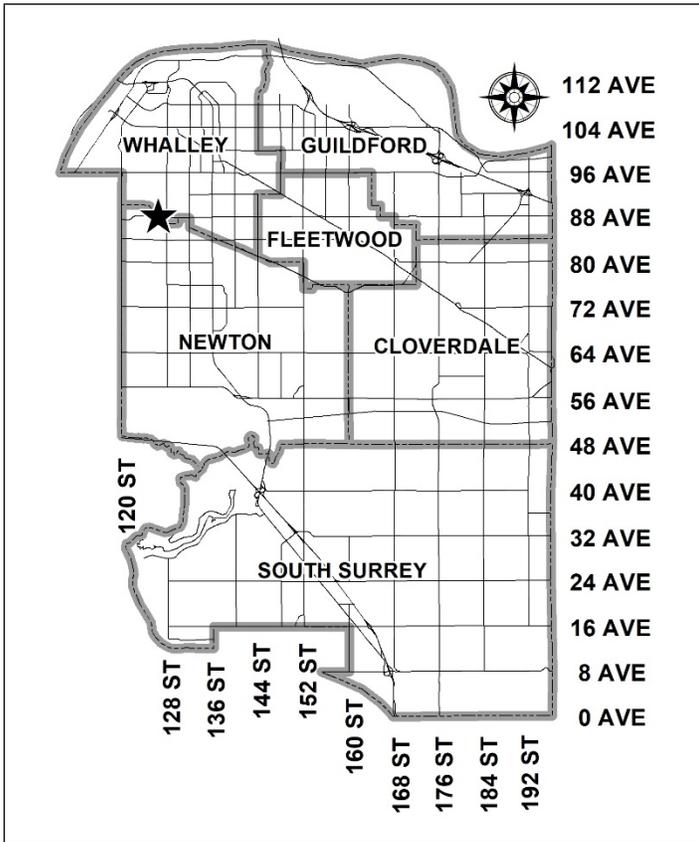


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0292-00

Planning Report Date: July 25, 2022



PROPOSAL:

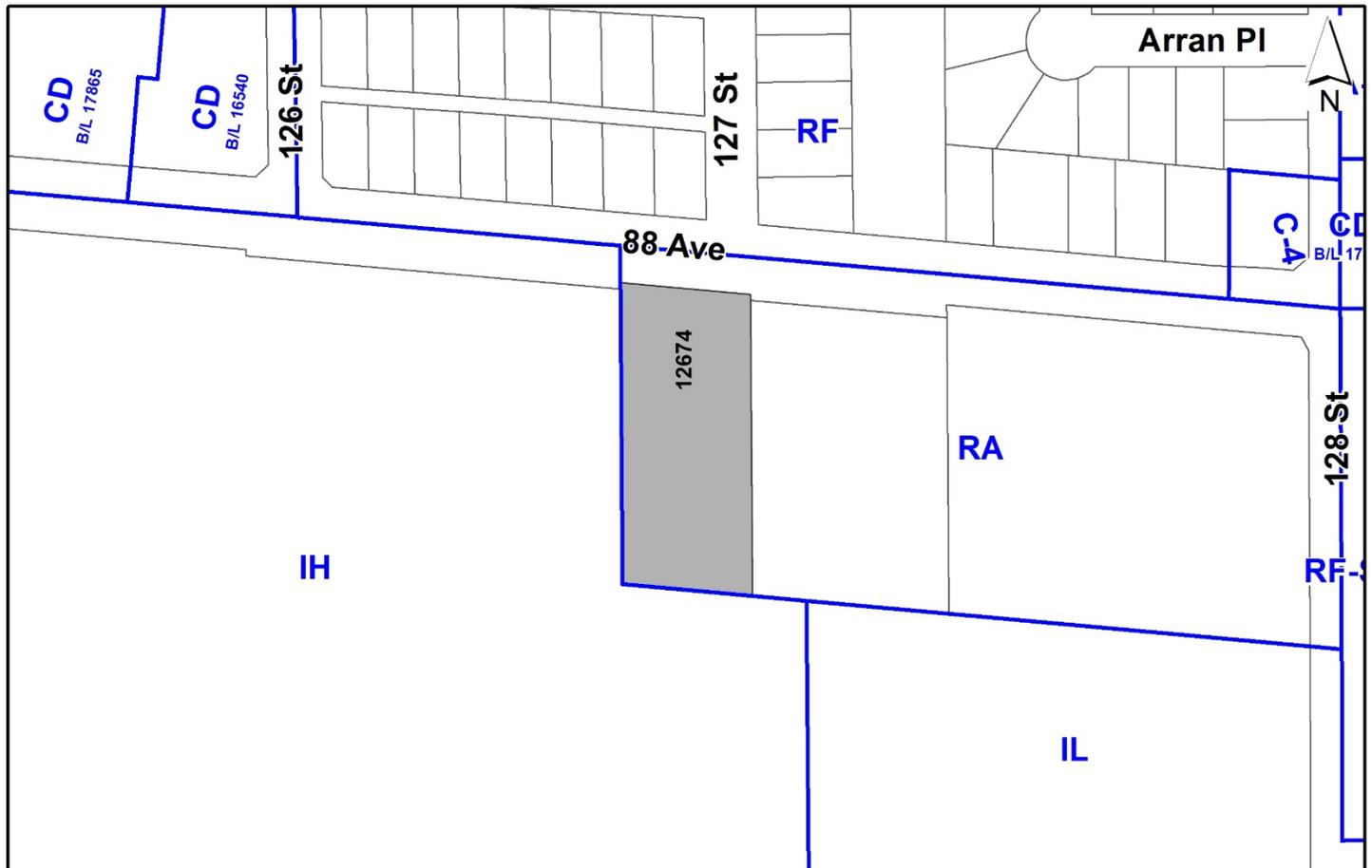
- **Rezoning** from RA to IL
- **Development Permit**
- **Development Variance Permit**

to permit the development of a 3,500 square metre industrial building.

LOCATION: 12674 – 88 Avenue

ZONING: RA

OCP DESIGNATION: Industrial



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 rear and side yard setback requirements of the IL Zone.

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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0292-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0292-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (south) yard setback of the IL Zone from 7.5 metres to 3.9 metres for a garbage enclosure; and
 - (b) to reduce the minimum side (east) yard setback of the IL Zone from 7.5 metres to 1.5 metres for a garbage enclosure.
4. 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) 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; and
 - (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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant	Industrial	RA
North (Across 88 Ave):	Single Family Residential	Urban	RF
East:	Hydro Transmission Lines	Industrial	RA
South and West:	BC Hydro Works Yard	Industrial	IH

Context & Background

- The site is located at 12674 – 88 Avenue and is 5,827 square metres in area. The site is not within a secondary plan area.
- The site is designated “Industrial” in the Official Community Plan (OCP) and currently zoned “One-Acre Residential Zone (RA)”.
- The site abuts BC Hydro related land uses on three sides, with the BC Hydro works yard being located to the west and south of the site and transmission line being located to the east. There are single family dwellings across 88 Avenue from the subject site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)", Development Permit for Form and Character and a Development Variance Permit to reduce setbacks of an accessory structure to permit the development of a tilt-up concrete industrial building.

	Proposed
Lot Area	
Gross Site Area:	5,827.11 square metres
Road Dedication:	122.91 square metres
Net Site Area:	5,704.20 square metres
Number of Lots:	1
Building Height:	12.2 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	0.61
Floor Area	
Industrial:	2,619.16 square metres
Office:	876.87 square metres
Total:	3,496.03 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.
Parks, Recreation & Culture:	The closest active park is Inouye Park and is 50 metres away, across 88 Avenue from the subject property. The closest natural area is Mahood (Bear) Creek (41A – Greenbelt), which is located 930 metres to the south of the subject site.
Surrey Fire Department:	The Fire Department has no concerns with the proposal in principle. The proposal will be reviewed in further detail during the Building Permit application.

Transportation Considerations

- Vehicle access for the site is proposed as a right-in/right-out access to 88 Avenue to the north.
- As part of the application, the applicant will be required to dedicate approximately a 2.5 metre wide strip of land (approximately 122.91 square metres total) to widen 88 Avenue along the frontage.
- The applicant is required to construct a 4 metre wide multi-use pathway along the property frontage. The Green Timbers Greenway (150 metres to the west across 88 Avenue) and the Newton Greenway (200 metres to the east) are also located in proximity to the site.
- The site is serviced by two transit routes. Bus 323 provides peak frequent service along 128 Street between Newton Exchange and Surrey Central Station and stops 200 metres to the east of the site at the intersection of 88 Avenue and 128 Street. Bus 388 provides peak-only services between 22nd Skytrain Station in New Westminster and Carvolth Exchange in the Township of Langley, with service across North Surrey. Bus 388 has an eastbound bus stop located 100 metres east of the site and a westbound stop 200 metres to the east of the site.

Sustainability Considerations

- The applicant has met the majority of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- The applicant has provided a high-albedo roof, with an SRI value of 0.75 to reduce the development's impact on the urban heat island.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “Industrial” land use designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

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

Themes/Policies

- Policy E1.6 – Support the infill and redevelopment of under utilized properties within Commercial, Mixed Employment and Industrial land designations.

The applicant proposes to develop a vacant industrial designated property that is surrounded by BC Hydro land on three sides. The proposal is an appropriate industrial infill development of under-utilized land.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "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.

IL Zone (Part 48)	Permitted and/or Required	Proposed
Floor Area Ratio:	1.00	0.61
Lot Coverage:	60%	47%
Yards and Setbacks		
Front (North):	7.5 m	7.5 metres
Side (East):	7.5 m (one side yard setback may be reduce to 0 m if abutting lands designated Commercial, Mixed Employment or Industrial)	16.3 metres (principal building) 1.5 metres (accessory building)
Rear (South):	7.5 m	19.7 metres (principal building) 3.9 metres (accessory building)
Side (West):	7.5 m (one side yard setback may be reduce to 0 m if abutting lands designated Commercial, Mixed Employment or Industrial)	0 metres

IL Zone (Part 48)	Permitted and/or Required	Proposed
Height of Buildings		
Principal buildings:	18 m	12.2 m
Accessory buildings:	6 m	2.95 m
Parking (Part 5)	Required	Proposed
Number of Stalls		
Industrial:	26 parking stalls	26 parking stalls
Office:	22 parking stalls	22 parking stalls
Total:	48 parking stalls	48 parking stalls

Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum rear (south) yard setback of the IL Zone from 7.5 metres to 3.9 metres for a garbage enclosure; and
 - to reduce the minimum side (east) yard setback of the IL Zone from 7.5 metres to 1.5 metres for a garbage enclosure.
- The proposed garbage enclosure is proposed to encroach within the 7.5 metre rear (south) and side (east) setback. The proposed location of the garbage enclosure is away from the public realm.
- The land to the south and east of the site owned by BC Hydro and used for their works yard and a transmission line, respectively. Siting the garbage enclosure next to these uses is an acceptable interface.
- 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 March 10, 2022, and the Development Proposal Signs were installed on March 24, 2022. Staff have not received any comments on the proposal.

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.
- The proposal consists of a single two storey industrial building with an office component on the second level.
- The applicant has incorporated several siting and design elements to enhance the building's relationship to the public realm, including:
 - siting parking along the side and rear of the building rather than the front;
 - siting the building at the minimum front yard setback;
 - proposing a hardscaped plaza between 88 Avenue and the building; and
 - designing the building with a significant amount of glazing on the north building elevation, facing 88 Avenue.
- In addition to the at-grade plaza, the building also features a roof top amenity for workers.
- The applicant has proposed over 800 square metres of office floor area, which is a large amount of office space considering the limited types of offices that are permitted in the IL zone. The applicant has indicated that there is sufficient market demand to lease the proposed office floor area.
- The industrial building is proposed to be built using tilt-up concrete construction. The north portion of the building, which faces 88 Avenue, features a significant amount of clear glazing on both the first and second levels. The glazing is accented with a black curtain wall and vertical fins. The remainder of the building is comprised of white tilt-up concrete.
- The applicant has shown the general siting and massing of a free-standing sign. No specific sign design is proposed at this time. The sign is 2.5 metres high by 5.6 metres wide, is proposed in the front yard and complies with the maximum sign area allowance as specified in the Surrey Sign Bylaw.
- Fascia signs are not proposed at this time. Future tenant fascia signage shall comply with the Sign Bylaw.

Landscaping

- The applicant has provided modest landscaping along the front yard, west side yard and rear yard. The applicant has also provided landscape islands every six (6) parking stalls.

- Landscaping generally consists of Trees, shrubs, and ground cover. The applicant has also provided bocci trees, which are an artistic lighting system designed as a tree that features lighting within a glass encased leaves.

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 coordination between architectural, landscaping, and civil drawing submissions, and improving drawing labeling and clarity.
- 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:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder & Cottonwood	34	34	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch	2	2	0
Paper Birch	2	2	0
Bitter Cherry	8	8	0
Coniferous Trees			
Western Red Cedar	32	32	0
Yellow Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	45	45	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		22	
Total Retained and Replacement Trees		22	
Contribution to the Green City Program		\$56,100	

- The Arborist Assessment states that there are a total of 45 mature trees on the site, excluding Alder and Cottonwood trees. 34 existing trees, approximately 43% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no 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 124 replacement trees on the site. Since only 22 replacement trees can be accommodated on the site, the deficit of 102 replacement trees will require a cash-in-lieu payment of \$56,100, representing \$550, 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: Japanese Maple, Skyline Honeylocust, European Hornbeam and Serbian Spruce.
- In summary, a total of 22 trees are proposed to be retained or replaced on the site with a contribution of \$56,100 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

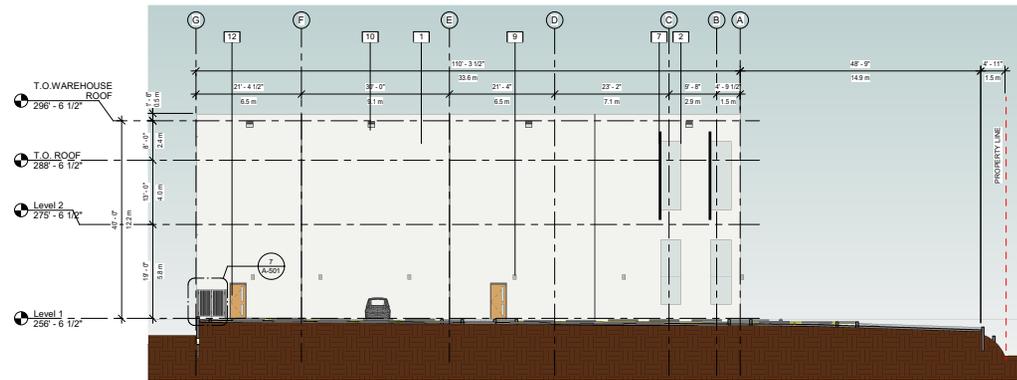
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7921-0292-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

BD/cm



1 SOUTH ELEVATION
A-302 3/32" = 1'-0"

SCHEDULE OF FINISHES

1. PAINTED CONCRETE PANELS
COLOUR TO MATCH SW7005
PURE WHITE
2. PAINTED ALUMINUM WINDOWS
COLOUR TO MATCH SW6993
BLACK OF NIGHT
3. PORCELAIN FINISH
COLOUR TO MATCH CAPTIL STONE
PANORAMA
4. SPANDREL GLASS PANEL
OPAC COAT
COLOUR: BLACK GREY #3-967
5. CURTAIN WALL SYSTEM
ALUMICOR UNITIZED SSG
CURTAIN WALL GLASS
COLOUR: CLEAR
MULLION COLOR TO MATCH
SW6993 BLACK OF NIGHT
6. 4X12 VERTICAL FINS ON CURTAIN
WALL COLOUR TO MATCH SW6993
BLACK OF NIGHT
7. 6X24 METAL VERTICAL LOUVER
COLOUR TO MATCH SW6993
BLACK OF NIGHT
8. ALUMINUM COMPOSITE PANEL
COLOUR TO MATCH: ALUCOROND
STEEL CITY SILVER MICA
9. EXTERIOR SCENCE LIGHTS
LIGHTFORM
DOUBLE DOWN OUTDOOR WALL
10. EXTERIOR WALL LED LIGHT
LENS
LED WALL PACK
11. RECESSED LIGHT UNDER CEILING
LIGHTFORM
MINI LED CEILING RECESSED
COLOUR: SATIN WHITE
12. STEEL DOOR PAINTED
COLOUR TO MATCH
SHERRIN WILLIAMS
SW6655 IRINKET

NOTES:



205-4881 BRILLIENBURG WAY
RECONSTRUCTION BETWEEN COLUMBIA
& COWAN VES 505
SURREY, B.C. V4N 1V6
T: 604.274.8134 F: 604.274.9111
info@dfarchitect.com

PROJECT:
CAPITAL TILE WAREHOUSE

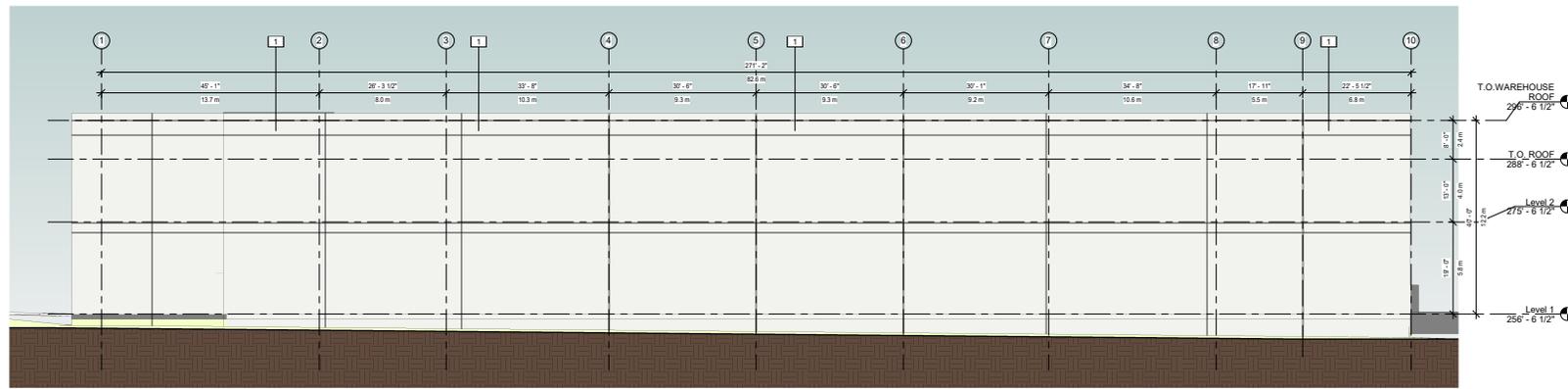
12674 88 AVE
SURREY, B.C.

CLIENT:
CAPITAL TILE

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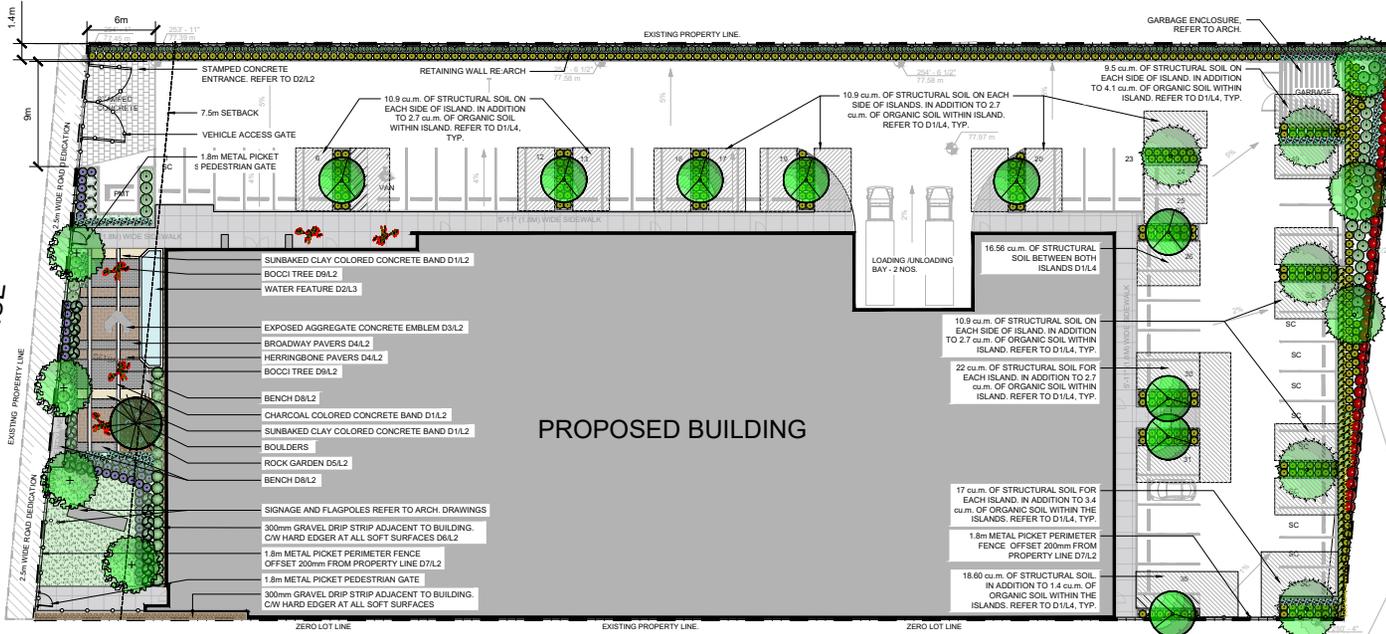
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SCALE: 3/32" = 1'-0"	
JOB NO: SUR-136	
DATE: JUN 2022	
SHEET TITLE:	

ELEVATIONS



2 WEST ELEVATION
A-302 3/32" = 1'-0"

DRAWING NO:	A-302
D:	D



ABBOTSFORD OFFICE
 4871 SHUTTLEWORTH BLVD. ABBOTSFORD BC V3G 2G7
 T: 604.863.8881 F: 604.860.1580 www.krahn.com
 VANCOUVER OFFICE
 110-2600 VICTORIA WAY, VANCOUVER, BC V8B 4Y3
 T: 604.264.8892 F: 604.254.6658 www.krahn.com



LEGEND

- TURF LAWN
- CONCRETE SIDEWALK
- COLORED CONCRETE
- CHARCOAL COLORED CONCRETE
- STAMPED CONCRETE
- HERRINGBONE PAVERS
- BROADWAY PAVERS
- GRAVEL
- BENCH
- BOCCI TREE
- PROPERTY LINE
- METAL PICKET FENCE

2	02/12/22	ISSUED FOR DP
1	09/02/22	ISSUED FOR CLIENT REVIEW
NO.	DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS		

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	4	<i>Acer palmatum 'Natsura'</i>	Japanese Maple	6cm Cal.	As Shown	W.B.
	8	<i>Olethalia laevis 'Skyline'</i>	Skyline Honeylocust	6cm Cal.	As Shown	W.B.
	9	<i>Carpinus betulus 'Testigata'</i>	European hornbeam	6cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	1	<i>Picea Omotika</i>	Sarban Spruce	4.5m Ht.	As Shown	W.B.
	190	<i>Bambusa multiplex 'Alphonse-Karoly'</i>	Japanese Bamboo	50cm Ht.	1m	#3 Pot
	40	<i>Nandina domestica 'Moon Bay'</i>	Heavenly Bamboo	50cm Ht.	1m	#3 Pot
	19	<i>Ilex glabra</i>	Waxleaf	30cm Ht.	1m	#2 Pot
	42	<i>Rhoicodendron 'Rampage'</i>	Rampage Rhododendron	40cm Ht.	1m	#2 Pot
	4	<i>Thuja occidentalis 'Smirangif'</i>	Emerald Green Cedar	1.5m Ht.	1m	B & B
	45	<i>Betula pumila 'Monsieur'</i>	Charry Birch Japanese Barberry	40cm Ht.	0.75m	#3 Pot
	374	<i>Lonicera nidula</i>	Bokel Honeylocust	30cm Ht.	0.75m	#3 Pot
	20	<i>Cornus Alba 'Sibirica'</i>	Tatarian Dogwood	1.5m Ht.	1m	#5 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	76	<i>Limonium 'Monsieur's White'</i>	Monsieur's White Layout	1 Cal.		Planted
	87	<i>Nassella tenuissima</i>	Mexican Feather Grass	1 Cal.		Planted

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - 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 CONTRACTORS WORK AT THE CONTRACTORS OWN EXPENSE.
 - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL PROTECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 - 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 SWEEP AT THE END OF EACH DAY AND FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- SOODING NOTES:**
- SOODED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOIL WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 40% BLENDED (D) VARIETIES OF KENTUCKY BLUEGRASS
 40% CREeping RED FESCUE
 20% PERENNIAL ryegrASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
 - AREAS TO BE SOODED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
 - LOOSEN SOIL SURFACE PRIOR TO SOODING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
 - PRIOR TO SOODING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 - DELIVER SOO TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOO FROM DRYING, AND WATER SOO AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOO WILL BE REJECTED.
 - 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.
 - WATER SOO IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SOODED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF REQUIRED.
 - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 - SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm
 - SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
 - ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
 - 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.
 - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
 - PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTORS OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 12.1 Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 12.2 Maintenance and additional installation of mulch.
 12.3 Weed removal
 12.4 Disease control

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



PROJECT NAME:
 CAPITAL TILE

PROJECT ADDRESS:
 12674 88 AVENUE,
 SURREY, BC

DRAWING TITLE:
 LANDSCAPE PLAN
 AND NOTES

SCALE:	1:200
DRAWN:	MA
CHECKED:	JT
PROJECT NO.:	20220-L
DRAWING NO.:	L1

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

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

DATE: **July 13, 2022** PROJECT FILE: **7821-0292-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12674 88 Ave**

REZONE

Property and Right-of-Way Requirements

- Register 0.5m SRW along the south side of 90 Ave.
- Dedicate 2.5m along 88 Ave
- Dedicate as road (without compensation) 10.058m on 88 Ave from 128 St to 12390 88 Ave.

Works and Services

- Construct 4.0m asphalt Multi Use Pathway on the south side of 88 Ave.
- Construct driveway letdown.
- Construct on-site stormwater mitigation features.
- Provide storm, sanitary and water service connections.
- Restrictive Covenant required for on-site stormwater mitigation features.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

IJ

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 21-0292-00

Address: 12674-88 Avenue

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 and lanes, but excluding trees in proposed open space or riparian areas)	79
Protected Trees to be Removed	79
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 34 X one (1) = <u>34</u> - All other Trees Requiring 2 to 1 Replacement Ratio 45 X two (2) = <u>90</u> 	124
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	7
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder, Cottonwood and Dead Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14 	14
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 

Date: July 14, 2022



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



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V3W 0A6
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Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

12674 88 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

GENERAL NOTES:
 • CONDUCT A TREE RISK ASSESSMENT ON ALL EDGE TREES.
 • REASSESS TREES WITH LOT GRADING PLANS.
 • NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 • TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 • REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION PLAN

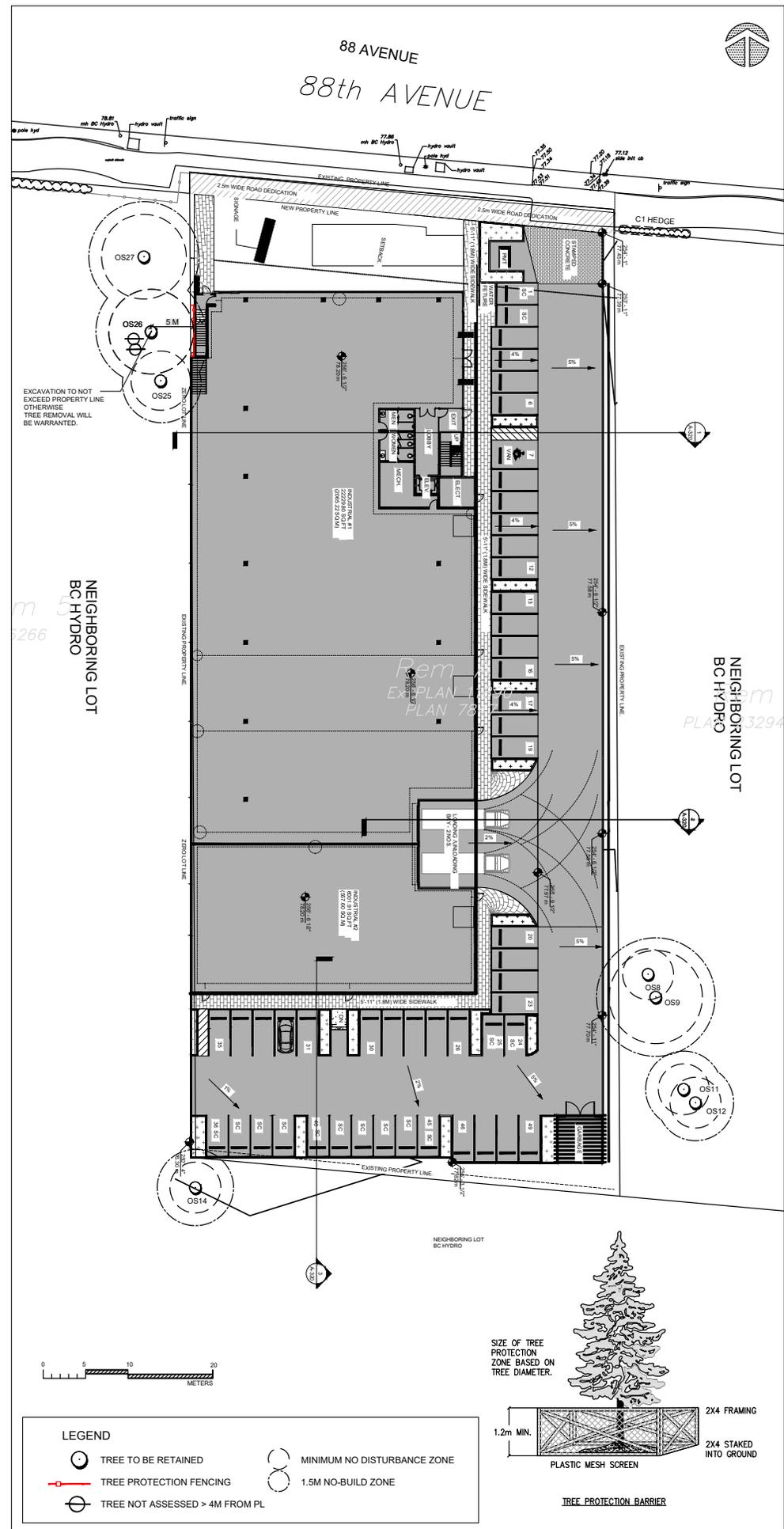
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DRAWN **MK**

SCALE **AS SHOWN**

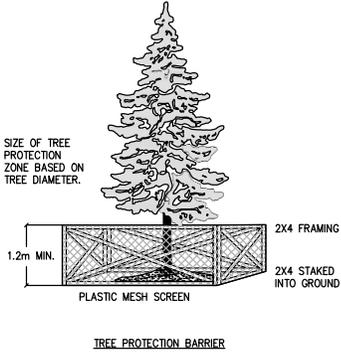
DATE **OCTOBER 05, 2021**

T-2
SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5M NO-BUILD ZONE
- TREE NOT ASSESSED > 4M FROM PL



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0292-00

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: 001-947-656

Parcel A (Explanatory Plan 11890) Except: Part Dedicated Road on Plan BCP13574 of Lot 2 Section 30 Township 2 New Westminster District Plan 7847

12674 – 88 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 Section F. "Yards and Setbacks" of Part 48 "Light Impact Industrial Zone (IL)" the rear yard setback of an accessory structure is reduced from 7.5 metres to 3.9 metres for a garbage enclosure.
 - (b) In Section F. "Yards and Setbacks" of Part 48 "Light Impact Industrial Zone (IL)" the side yard setback of an accessory structure is reduced from 7.5 metres to 1.5 metres for a garbage enclosure.
5. This development variance permit applies to only the 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.
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 – Doug McCallum

City Clerk – Jennifer Ficocelli

