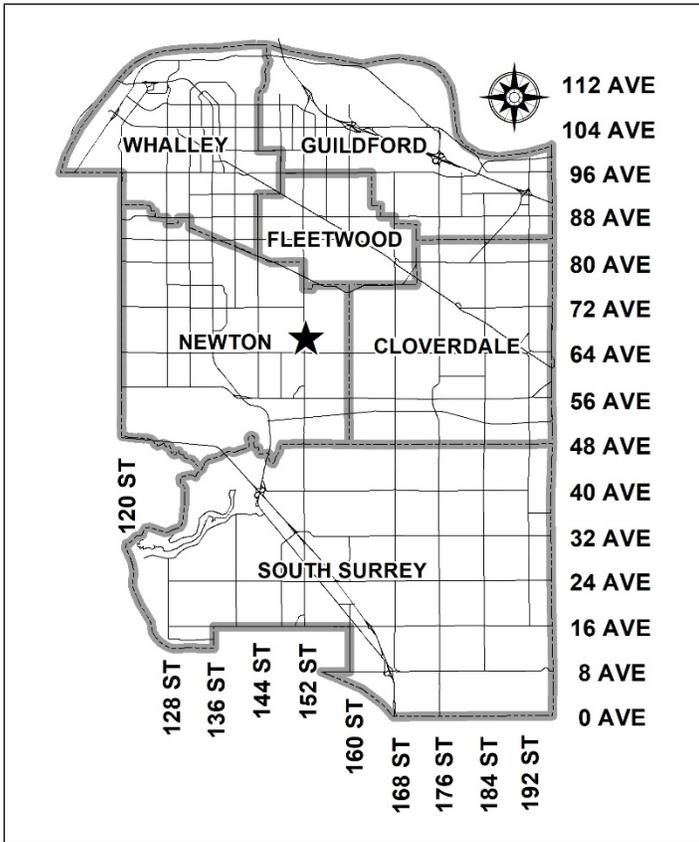


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0115-00

Planning Report Date: July 25, 2022



PROPOSAL:

- Development Permit
- Development Variance Permit
- NCP Amendment to eliminate a Buffer/Natural Area

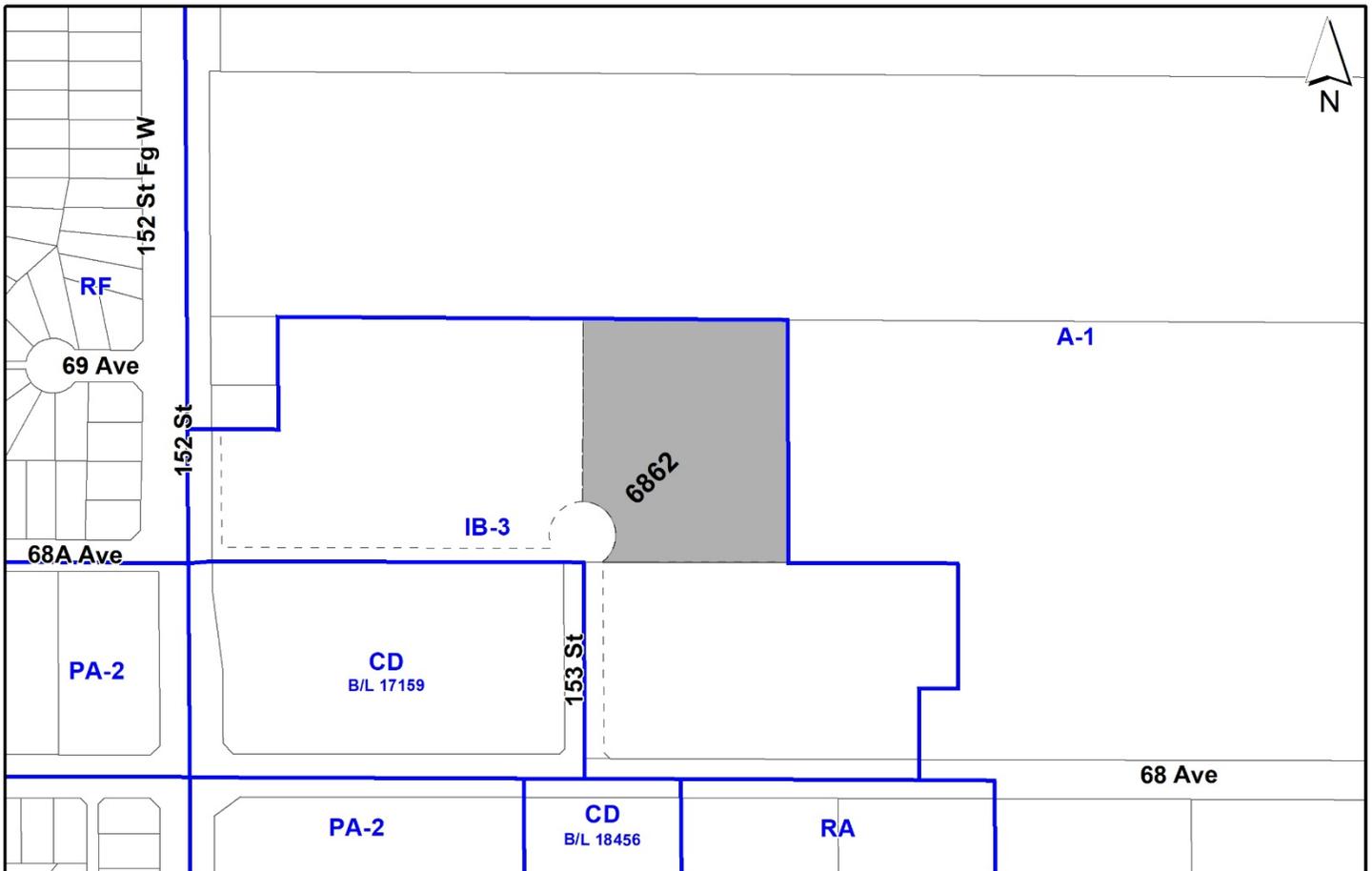
to permit the development of a 6,010 square metre multi-tenant industrial building

LOCATION: 6862 - 153 Street

ZONING: IB-3

OCP DESIGNATION: Urban

NCP DESIGNATION: Mixed Employment and Buffers/Natural Areas



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

- Proposing to reduce the front yard setback requirements of the "Business Park 3 Zone (IB-3)".
- The applicant is proposing to eliminate a buffer/natural area on the west side of the property.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Mixed Employment in the East Newton Business Park Plan.
- The proposal does not comply with Buffers/Natural Areas designation as the applicant is proposing to eliminate the buffer/natural area located on the west side of the property. The buffer was originally intended to protect a hawk nest that was identified during the creation of the East Newton Business Park NCP in 1999. The General Development Permit (Application No. 7919-0322-00) did not identify a hawk's nest in this area and all trees in this area were approved for removal under a tree cutting permit. The buffer that is proposed to be eliminated is no longer a relevant aspect of the secondary plan and the proposed amendment will result in a more efficient industrial development.
- The proposal complies with the Mixed Employment 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 proposal complies with the General Development Permit No. 7919-0322-00, which was issued by Council on January 31, 2022.
- The proposed reduction to the front yard setback is relatively minor. The proposed 5.0 metre setback to the 153 Street cul-de-sac will help reduce pinch-points and will better align the building to the street.
- 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. Council authorize staff to draft Development Permit No. 7922-0115-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7922-0115-00 (Appendix II) to reduce the minimum front yard setback of the Business Park 3 Zone (IB-3) from 7.5 metres to 5.0 metres, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the East Newton Business Park Plan to eliminate the the Buffers/Natural Areas located on the west portion of the site and redesignate the area to Mixed Employment when the project is considered for final approval.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant	Mixed Employment and Buffers/Natural Areas	IB-3
North:	Agriculture	Agricultural (OCP)	A-1
East :	Agriculture	Agricultural (OCP)	A-1
South:	Multi-tenant industrial under construction (7919-0322-00)	Mixed Employment and Buffers/Natural Areas	IB-3
West:	Vacant (under application 7922-0182-00)	Mixed Employment and Buffers/Natural Areas	IB-3

Context & Background

- The subject site is located at 6862 – 153 Street, which is situated at the northeast extent of the East Newton Business Park Neighbourhood Concept (NCP) area. The site is bounded by the Agricultural Land Reserve to the North and East.
- The site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" and "Buffers/Natural Areas" in the East Newton Business Park NCP, and zoned "Business Park 3 Zone (IB-3)".

- The site was created through Development Application No. 7919-0322-00, which received final adoption by Council on January 31, 2022. The Development Application was for a multi-phased multi-tenant industrial development. Development Application No. 7919-0322-00 included rezoning, subdivision into three lots (15355 – 68 Avenue and 6875 - 153 Street, in addition to the subject site), a general development permit and a detailed development permit for the first phase of the project. In addition to establishing the general building form and site plan of the overall development site, the general development permit addressed buffering to the adjacent agricultural lands and development within the floodplain for 15355 – 68 Avenue. The subject portion of the site is not within a flood prone area.
- The proposal is a detailed development permit for the second phase of the general development permit.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a development permit to construct a 6,010 square metres multi-tenant industrial building. A development variance permit is also proposed to reduce the front yard building setback.
- The applicant proposes to eliminate the unnecessary Buffers/Natural Areas designated area on the west portion of the site to facilitate the creation of a shared drive aisle with the development proposed to the west of the subject property.

	Proposed
Lot Area	
Gross Site Area:	12,686 square metres
Road Dedication:	0 m ²
Undevelopable Area:	N/A
Net Site Area:	12,686 square metres
Number of Lots:	1
Building Height:	10 metres
Floor Area Ratio (FAR):	0.45 FAR
Floor Area	
Industrial:	4,724 square metres
Office:	1,286 square metres
Total:	6,010 square metres

Referrals

Engineering: The Engineering Department has no objection to the project as the proposal is generally consistent with General Development Permit No. 7919-0322-00 and its associated Servicing Agreement.

- Parks, Recreation and Culture: The closest active park to the development site is Sullivan Park located approximately 1.4 kilometres to the south. The closest natural area to the site is a wooded area with walking paths (63E – Greenbelt) which is located approximately 656 metres to the northwest.
- 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

- The subject site will be accessed from 153 Street (a cul-de-sac at the southwest site corner) via two driveways. In relation to the building, the western driveway will be for passenger vehicles whereas the southern driveway will be for truck access.
- The western drive aisle is proposed to be shared between the proposed industrial building and the third phase of General Development Permit No. 7919-0322-00 (third phase under Application No. 7922-0182-00). The second and third phases were previously shown to have independent drive aisles originating from 153 Street under 7919-0322-00 that were separated by landscaping. This change will necessitate an amendment to the NCP to eliminate a designated landscape buffer.
- A multi-use pathway (MUP) located to the south of phase 3 was dedicated by the applicant as part of Application No, 7919-0322-00. The MUP connects 153 street to 152 Street. 153 Street is the planned route for the Johnston Greenway, which, once complete, will run along 152 Street between 81 Avenue and 64 Avenue and provide connections to other greenways.
- Bus stops for routes 345 and 375 are located at the intersection of 68 Avenue and 152 Street (approximately 300 metres from the site). Route 375 provides daily service between Guildford and the Highway 99 interchange with 8 Avenue. Route 345 provides weekday service between King George Skytrain Station and White Rock Town Centre.

Sustainability Considerations

- The applicant has met the majority of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. However, the applicant does not propose to meet the Climate Adaption Strategy policy for a green roof or a high-albedo roof, which is typically considered to have a Solar Radiance Index (SRI) value of 0.75.
- The purpose of a high-albedo roof is to reduce the internal building temperatures by reflecting the sun and also to contribute to a lower overall heat island effect, which is an increase in the overall temperature of a developed area.
- Instead, the applicant proposes an EPDM roof system with light coloured stone ballast material. The Solar Radiance Index value will be approximately 0.35.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

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

Themes/Policies

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

(The proposed development is compatible with the Mixed Employment land use designation and adds a significant employment opportunity in the East Newton Business Park. The subject site is located in proximity to 152 Street, which is a major arterial road and trucking route that provides connections to Highway No. 1 and No. 10).

Secondary Plans

Land Use Designation

- The proposal complies with the "Mixed Employment" land use designation in the East Newton Business Park Neighbourhood Concept Plan (NCP).
- The proposal does not comply with the "Buffers/Natural Areas" land use designation in the East Newton Business Park NCP on the western portion of the site.

Amendment Rationale

- There are two aspects of the "Buffers/Natural Areas" land use designation that the site does not comply with: the buffer with the Agricultural Land Reserve (to the north and east) is intended to be 15 metres and there is also a 15 metre buffer located parallel to the west property line.
- The 15 metre landscape buffer with the ALR was amended through the General Development Permit No. 7919-0322-00 to 8 metres in width. Further consideration of this buffer is not needed through this application.
- The 15 metre buffer that is shown in the NCP parallel to the west property line is proposed to be eliminated and redesignated as "Mixed Employment".

- This western buffer was intended to protect a hawk's nest that was found during preliminary research of the East Newton Business Park NCP. The area was protected as per its current land use designation when the plan was adopted in 1999.
- General Development Permit No. 7919-0322-00 maintained the buffer that was intended to protect the hawks' nest by providing two independent drive aisles to Phase 2 and Phase 3. The buffer included an existing municipal sanitary sewer and was proposed to be planted with sod. The applicant is now proposing a shared drive aisle between the two phases and to eliminate the buffer
- Through the General Development Permit No. 7919-0322-00, the applicant reviewed all trees on the subject property and did not discover a hawk's nest or other protected nest in this area. As such, the trees located in this area were approved for removal to facilitate the proposed multi-phased development.
- The proposed shared drive aisle will reduce the total combined area used for vehicle circulation and will improve the efficiency of the proposed industrial use.
- Staff support the proposed amendment, given that no hawks' nests were present at the time of tree removal and the shared drive aisle improves efficiency of the development.

Zoning By-law

- The applicant proposes to develop the property under the site's current zoning, which is "Business Park 3 Zone (IB-3)".

Setback Variance

- The applicant is requesting the following variances:
 - Variance to reduce the front (southwest) yard setback of the Business Park 3 Zone (IB-3) from 7.5 metres to 5.0 metres.
- The subject site has a relatively small street frontage at the building's corner on the cul-de-sac of 153 Street. The proposed variance is meant to eliminate the pinch points resulting from the curved frontage and allow the proposed industrial building to strengthen its street presence.
- Staff support the requested variances to proceed for consideration.

Signage

- The applicant has illustrated the appropriate location of tenant fascia signage on the building. Future tenant signage is to use the development permit as a guide for sign placement only and all future fascia signs shall comply with the Sign Bylaw.
- A free-standing sign is not proposed as part of the development.
- Future signage may require a separate development permit and will require a separate sign permit.

PUBLIC ENGAGEMENT

- The Development Proposal Signs were installed on July 06, 2022. Staff have not received any responses to date.

DEVELOPMENT PERMITS

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit was issued as part of General Development Permit No. 7919-0322-00, which implemented an 8 metre wide landscape buffer adjacent to the ALR.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the East Newton Business Park Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the East Newton Business Park Plan.
- The proposal is consistent with General Development Permit No.7919-0322-00 which guides the general building siting and form of the site.
- The proposed multi-tenant industrial development will consist of tilt-up concrete construction.
- The site has limited interaction with the public realm given the frontage on the 153 Street cul-de-sac and all industrial units will be fronting the western internal lot line.
- Through the use of reduced setbacks, clear glazing and blue coloured spandrel panels, the applicant has appropriately anchored the building to 153 Street, creating a strong interaction with the public realm.
- Loading will be located on the east side of the building, away from the public realm.

Landscaping

- The ALR landscape buffer was implemented through General Development Permit No. 7919-0322-00. A small revision to the buffer landscaping has been requested by staff to increase the variety of tree species in order to reduce the spread of disease amongst the Dogwood Trees that were proposed.
- The applicant is proposing to plant Red Maple and Columnar Green Beech trees within the landscape islands in the surface parking lot. Oyama Magnolia bushes and other complementary shrubs and grasses are proposed along the 153 Street frontage.
- An outdoor employee amenity is located along the 153 Street frontage between the west drive aisle and the building face. The amenity features specialty paving, benches, and a decorative trellis.

TREES

- A Tree Cutting Permit was approved to clear the site through General Development Permit No. 7919-0322-00.
- The applicant is proposing to plant 12 trees as part of the application (excluding the trees to be planted in the ALR Buffer).
- Through General Development Permit No. 7919-0322-00, the City is holding securities for the planting of 503 trees. It is not expected that the applicant will be able to plant 503 trees within the three phased development site. Final tree planting figures will be determined during the review of the detailed development permit for phase 3 and securities being held for tree planting will be transferred to the Green City Program for the ultimate shortfall in tree planting.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

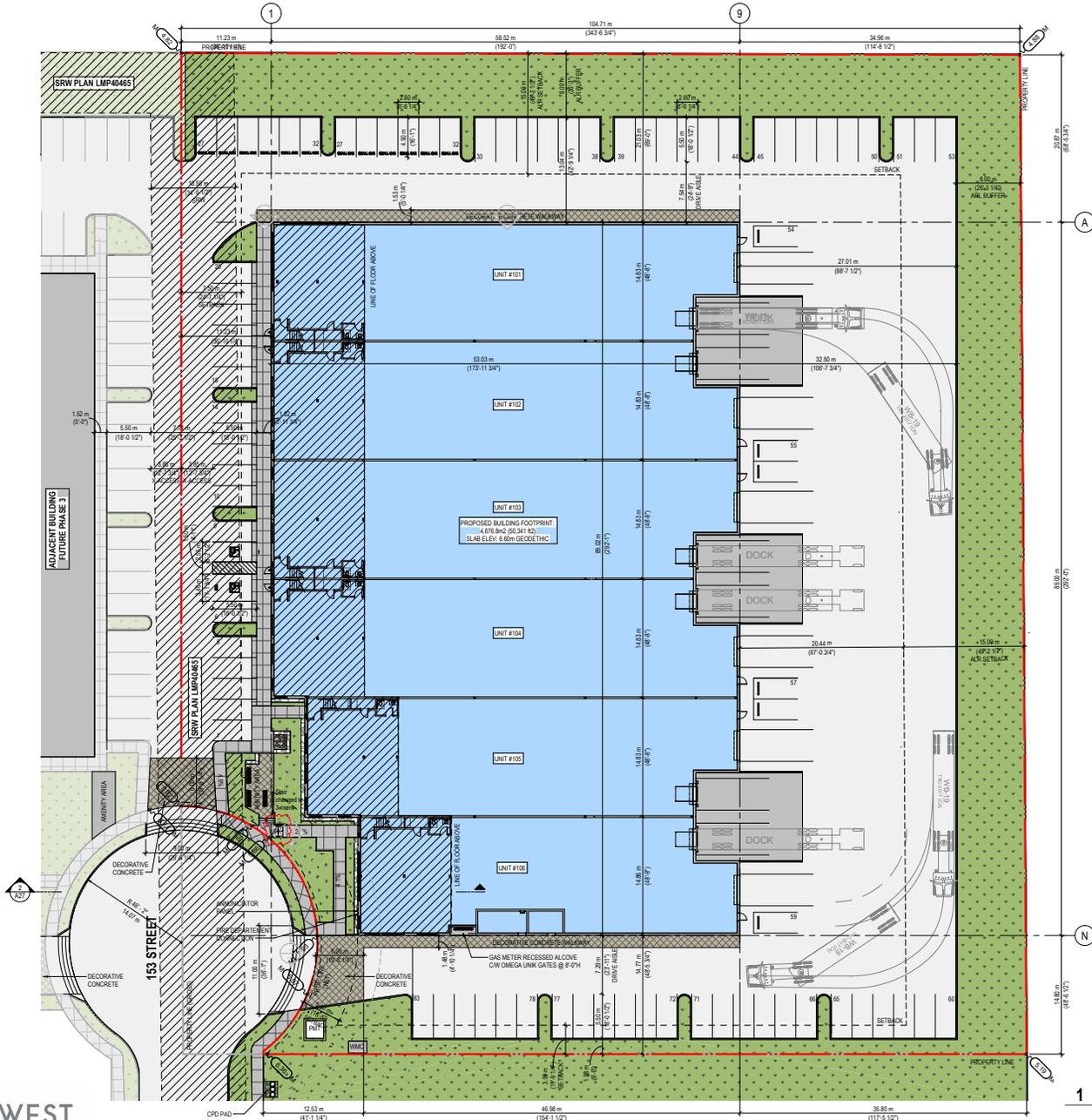
Appendix I. Site Plan, Building Elevations, and Landscape Plans
Appendix II. Development Variance Permit No. 7922-0115-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

BD/cm

SITE LEGEND	
	PROPOSED BUILDING
	LANDSCAPING SEE LANDSCAPING DWGS
	BUILDING SIDEWALK
	CONCRETE PAD
	ASPHALT PAVEMENT SEE CIVIL DWGS
	PERMEABLE ASPHALT PAVEMENT; SEE CIVIL DWGS
	PMT CW BOLLARDS
	PROPERTY LINE
	EASEMENT ROW
	BUILDING SETBACK
	CATCH BASIN & LAWN DRAIN SEE CIVIL



1 SITE PLAN
SCALE: 1:250



EMAIL: mail@ctadesign.net
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#110-2200 VERTICAL WAY,
VANCOUVER, BC, V6M 0C4

CLIENT:
CONWEST
LATITUDE



LATITUDE PHASE 2
6862 - 153 STREET,
SURREY, BC



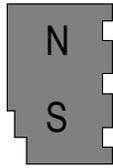
PROJECT NORTH
RE-ISSUED FOR DEVELOPMENT PERMIT
ISSUED FOR COORDINATION
3 22.07.12 RE-ISSUED FOR DEVELOPMENT PERMIT
2 22.06.20 RE-ISSUED FOR DEVELOPMENT PERMIT
1 22.04.13 ISSUED FOR DEVELOPMENT PERMIT

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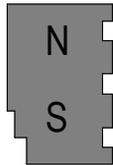
SOUTH-WEST VIEW



AMENITY AREA: VIEW #1



NORTH-WEST VIEW



AMENITY AREA: VIEW #2

Landscaping Drawing List

- L1.0 KEY PLAN
- L1.1 OVERALL LANDSCAPE PLAN (AND SECTION)
- L1.2 ENLARGED PLAN
- L1.3 PLANTING PLAN
- L1.4 LANDSCAPE DETAILS
- L1.5 LANDSCAPE DETAILS
- L1.X ARL SECTIONS AND DETAILS

Material Legend

Detail	Key	Material	Colour/Finish/Notes
	H1	Sidewalk - by others	Offsite: City of Surrey Standards Onsite: Refer to Civil
6 L1.5	H2	Structural soil extent	
3 L1.5	H3	Sod lawn	
4 L1.5	H4	Drain rock drip strip	Provide 1" wide drip strip along building face wherever softscape meets building
	H5	Amenity space pavers	Unit concrete pavers Barkman pattern 4 Ash colour

Tree Notes:

Installation Notes:

- Sufficient soil volume must be provided for each tree installed. A minimum of 10 m³ of approved, tested, or native soil is required. The soil is to be tested at a reputable soil testing laboratory. Test results submitted to the Landscape Architect for review prior to installation. A continuous soil trench of minimum 1.0m depth is used for parking island locations.
- If trees are planted within 2.0 m of curbs, sidewalks and driveways a root barrier (Deep root product or similar) shall be installed. A minimum of 4 panels (min. 8' wide) of 45 cm depth root barrier must be used to prevent root related damages.
- Fertilizer is not to be introduced at the time of planting.
- All single stem trees to be supported with a minimum of 2 stakes using 75 mm diameter 2.5 m tall pressure-treated wooden stake. Stakes must be firm and installed outside the edge of the root ball. Two strap supports (Arborjie or similar) are to be applied loosely in a figure-eight pattern around the stem and tress stakes at a height no greater than two-thirds of the height of the tree.
- A tree well of minimum diameter of 1.5 m is to be established around the tree consisting of good quality mulch to a minimum depth of 10 cm. Mulch must be kept 15 cm away from the stem of the tree. **Cedar mulch is not acceptable.** Bark protection from grass trimmers and mowers must be installed to cover the root collar and lower trunk (Arborguard or similar).
- All trees (and suggested alternates - if necessary) are to be MINIMUM 5cm calliper or 3m height.

General Notes

Planting Notes

- All plants / planting to be per Canadian Landscape Standards and BCNTA Standards.
- Plant selection subject to availability at the time of planting.
- Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
- All trees to be staked in accordance with BCNTA Standards.
- All plants to be sourced from nurseries certified free of P. ramorum.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All trees to have minimum 10 m³ of growing medium unless otherwise specified.
- Lay sod smooth and flush with adjoining grass areas and paving and top surface of curbs unless shown otherwise on drawings. Ensure there is a full roll width between the new sod and adjoining surfaces. Small cut pieces from a full roll will not be accepted.

Soil Preparation and Placement Notes

- All growing medium placed on project to meet or exceed Canadian Landscape Standards and BCNTA Standards latest edition.
- Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre physical sample.
- Submittals shall be made at least seven (7) days prior placement.
- Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
- Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.

Irrigation Notes:

- The irrigation system is to be design build process. Provide shop drawings for review.
- All soft landscape planting areas are to be irrigated with high efficiency spray heads (to IIBC Standard). Refer to the Specifications
- Smart controller and rain sensor(s) technology is required.
- All irrigation within Critical Root Zones of retained trees shall be drip irrigation.

Furniture Legend

Detail	Key	Material	Manufactured by	Size	Colour/Finish
1 L-1.4	F-1	Aluminum Trellis	Custom	As shown	Powdercoated Colour TBD
2 L-1.4	F-2	CIP Concrete Bench	Custom	As shown	Natural Sandblasted Finish
3 L-1.4	F-3	Bike Rack: MBR-2300-00001	Maglin	2' x 20.5" x 26.5"	Metallic Silver/4 Mount: Surface mount

On-Site Plant List

Sym	Qty	Botanical Name	Common Name	Size /Spacing / Comments
Trees				
	8	Acer rubrum 'Red Sunset'	Red Maple	6cm cal. / B+B
	4	Fagus salatica 'Dawyck green'	Columnar green beech	
Shrubs				
Az	13	Azalea japonica	Evergreen Azalea	#2 pot / 24" o.c.
Co	7	Cornus stolonifera	Red-Osier Dogwood	#3 pot / 45" o.c.
Gs	203	Gaultheria shallon	Salal	#2 pot / 24" o.c.
	4	Magnolia sieboldii	Oyama magnolia	
Ma	278	Mahonia nervosa	Oregon Grape	#1 pot / 24" o.c.
Nd	16	Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo	#1 pot / 18" o.c.
PI	8	Philadelphus lewisii	Lewis' mock orange	#2 pot / 48" o.c.
Rn	186	Rosa nutkana	Nootka Rose	#2 pot / 24" o.c.
Rs	15	Rubus spectabilis	Salmonberry	#2 pot / 48 o.c.
Sa	8	Symphoricarpos albus	Snowberry	#3 pot / 48"
Perennials, Grasses, Groundcovers				
Ca	179	Calamagrostis x acutiflora 'Karl Foerster'	Karl F. Feather Reed Grass	#1 pot / 24" o.c.
Cx	76	Carex oshimensis 'Evergold'	Japanese Sedge	#1 pot / 18" o.c.
Cd	171	Cotoneaster dammeri	Bearberry	#1 pot / 18" o.c.
GL	22	Gaura lindheimeri 'Whirling Butterflies'	Gaura	#1 pot / 18" o.c.
Lt	15	Lavandula a. 'Thumbellina Leigh'	Thumbellina Leigh Lavender	#1 pot / 18" o.c.
PM	152	Polystichum munitum	Sword fern	#1 pot / 24" o.c.

ALR PLANTING

	Qty.	Botanical Name	Common Name	Size/Spacing
	28	Pseudotsuga menziesii	Douglas Fir	
	9	Cornus nuttallii	Pacific dogwood	
	9	Populus triocarpa	Black Cottonwood	
	9	Alnus rubra	Red Alder	
	155	Cornus stolonifera	Red Osier Dogwood	#3 pot, 1.2m/4ft o.c
	183	Lonicera pileata	Privet Honeysuckle	#2 pot, 1m/3ft o.c.
	190	Mahonia aquifolium	Oregon Grape Holly	#2 pot, 1m/3ft o.c.
	196	Rosa 'Charlotte'	Rose Charlotte	#2 pot, 1m/3ft o.c.
	98	Rosa gymnocarpa	Baldhip Rose	#2 pot, 1m/3ft o.c.
	99	Rosa acicularis	Prickly Rose	#2 pot, 1m/3ft o.c.
	102	Rosa Nutkana	Nootka Rose	#2 pot, 1m/3ft o.c.
	313	Symphoricarpos albus	Snowberry	#3 pot, 1.2m/4ft o.c.
	490 m2	Hydroseeded Swale		

5 2022-07-05 For DP re-submission
 4 2022-06-20 For DP re-submission
 3 2022-04-11 For DP
 2 2022-04-04 For DP
 1 2022-03-31 For DP
 no.: | date: | item:

Revisions:



Project:

6862 153 Street,
 Surrey, BC



Drawn by: JC

Checked by: PK

Date: 2022-03-31

Scale: NTS

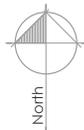
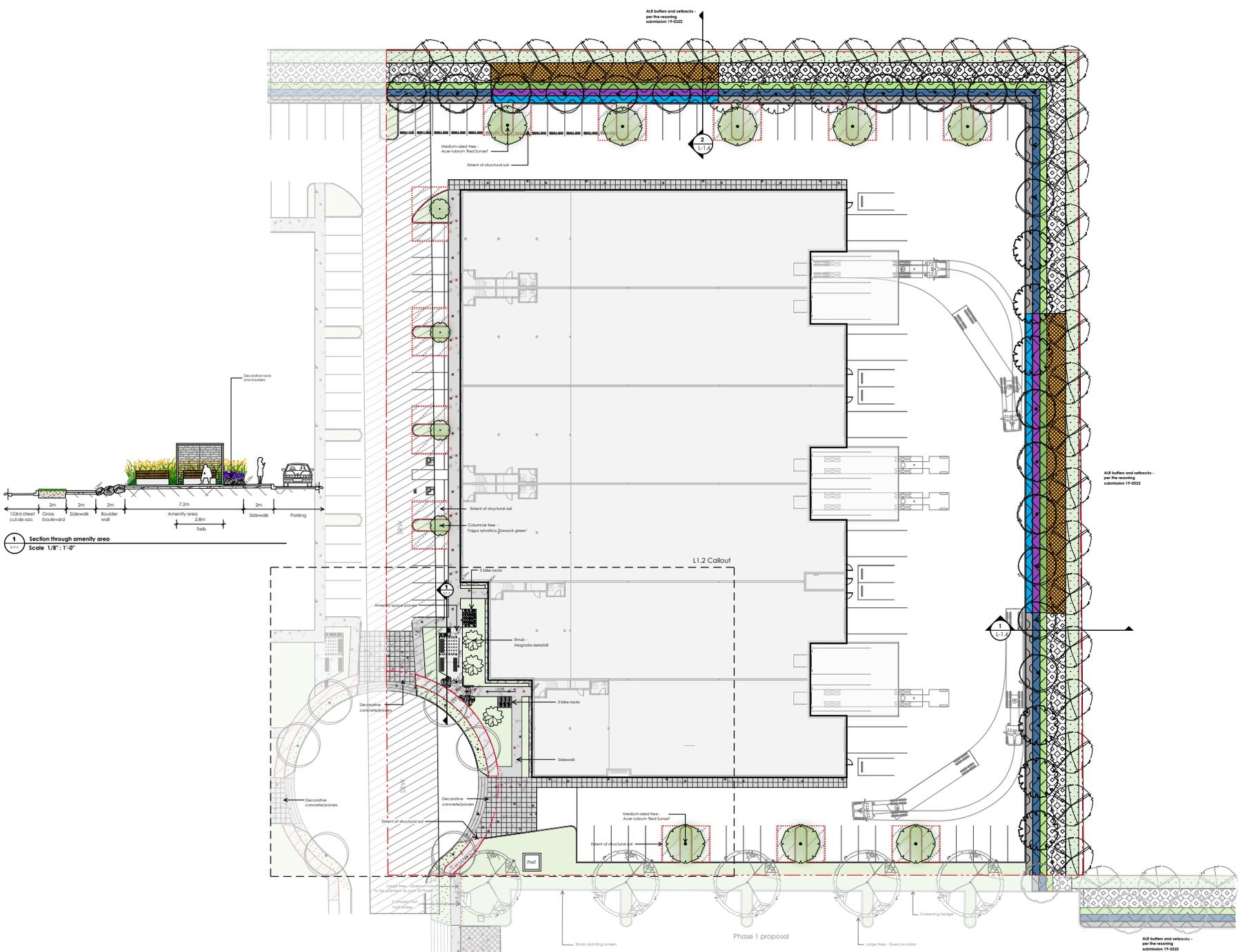
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Key Plan

Project No.:

22023

Sheet No.:



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6	2022-04-11	For DP
5	2022-04-04	For DP
4	2022-03-31	For DP
3	2022-03-29	For Review
2	2022-03-22	For Review
1	2022-03-14	For Review
no.:	date:	item:

Revisions:

dk Durante Kneek Ltd.
 102 - 1837 West 5th Avenue
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 f: 604 684 0577
 www.dkbc.ca



Project:
**6862 153 Street,
 Surrey, BC**



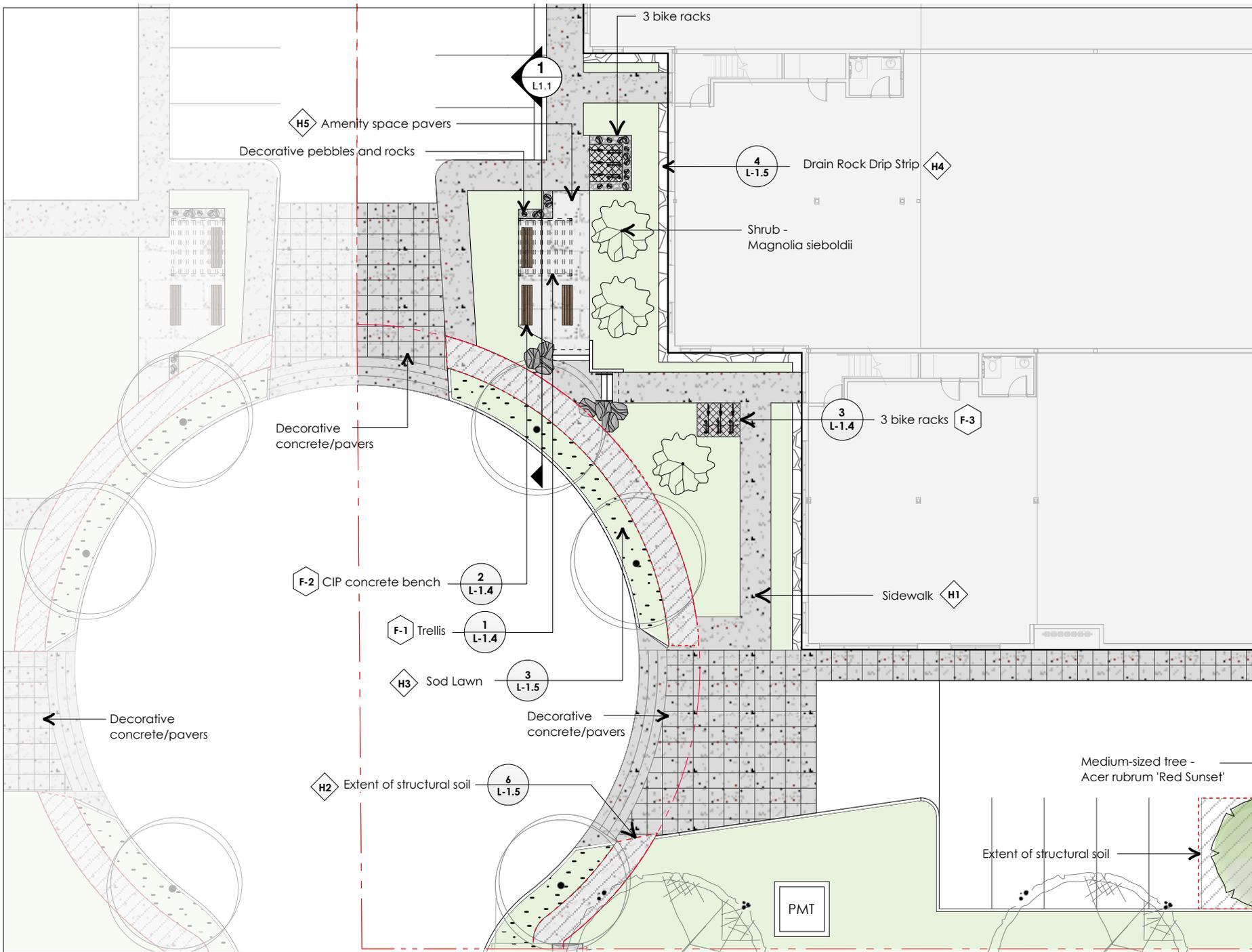
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Phase 2 Plan

Project No.:
22023

Sheet No.:

L-1.1



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4	2022-04-11	For DP
3	2022-04-04	For DP
2	2022-03-31	For DP
1	2022-03-14	For review
no.:	date:	item:

Revisions:

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Project:
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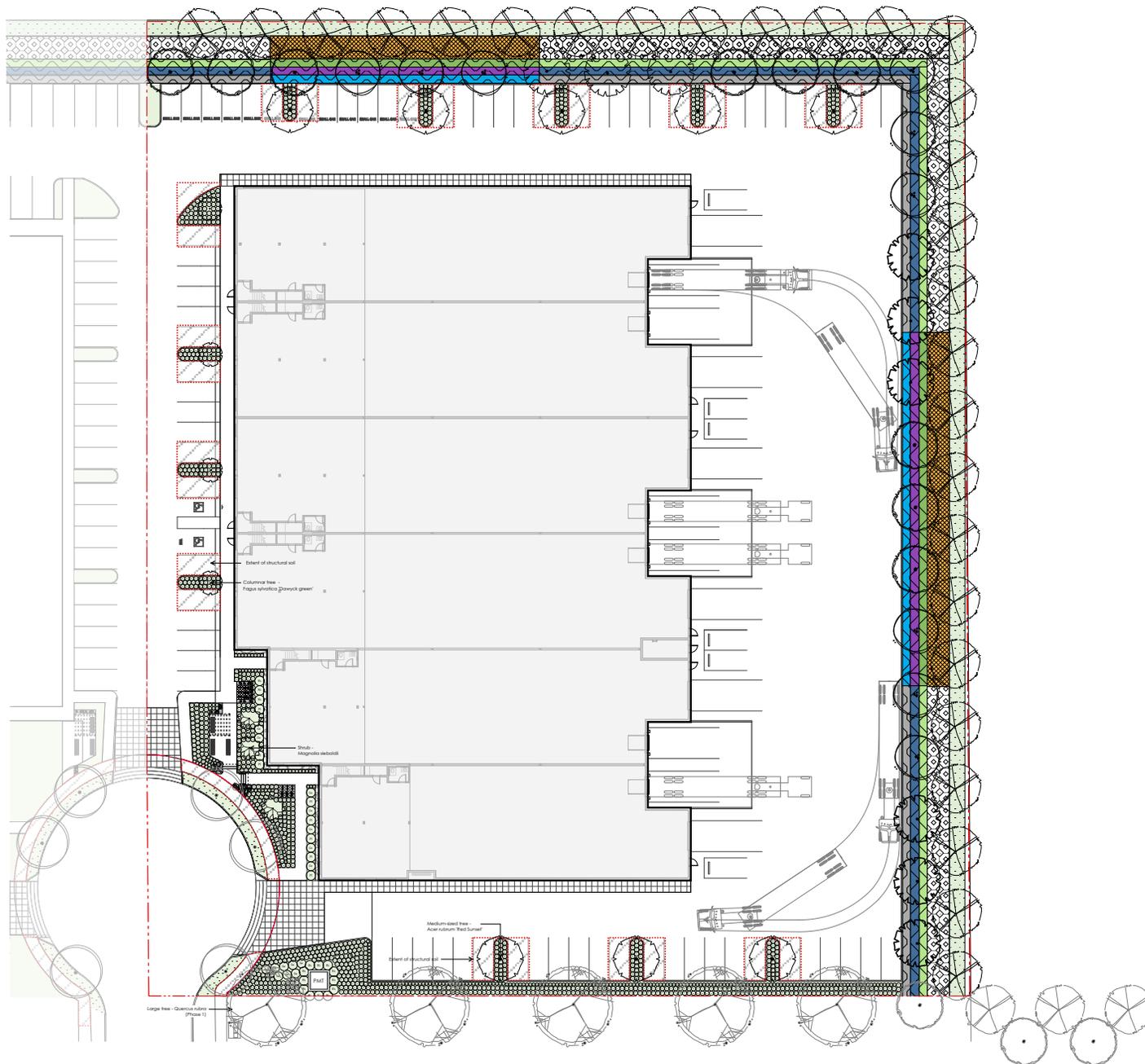


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Drawing Title:
**Phase 2
 Enlarged Plan**

Project No.:
20032

Sheet No.:
L-1.2



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4	2022-06-20	For DP re-submission
3	2022-04-11	For DP
2	2022-04-04	For DP
1	2022-03-31	For DP
no.:	date:	item:

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**6862 153 Street,
 Surrey, BC**



Drawn by: JC
 Checked by: FK
 Date: 2022-03-31
 Scale: 1"=20'

Drawing Title:
**Phase 2
 Planting Plan**

Project No.:
22023
 Sheet No.:

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0115-00

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: 031-660-231
Lot 2 Section 14 Township 2 New Westminster District Plan EPP113466
6862 – 153 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section F.1. Yards and Setbacks of Part 47C "Business Park 3 Zone (IB-3)" the front yard setback of the principal building is reduced from 7.5 metres to 5.0 metres.

4. 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.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

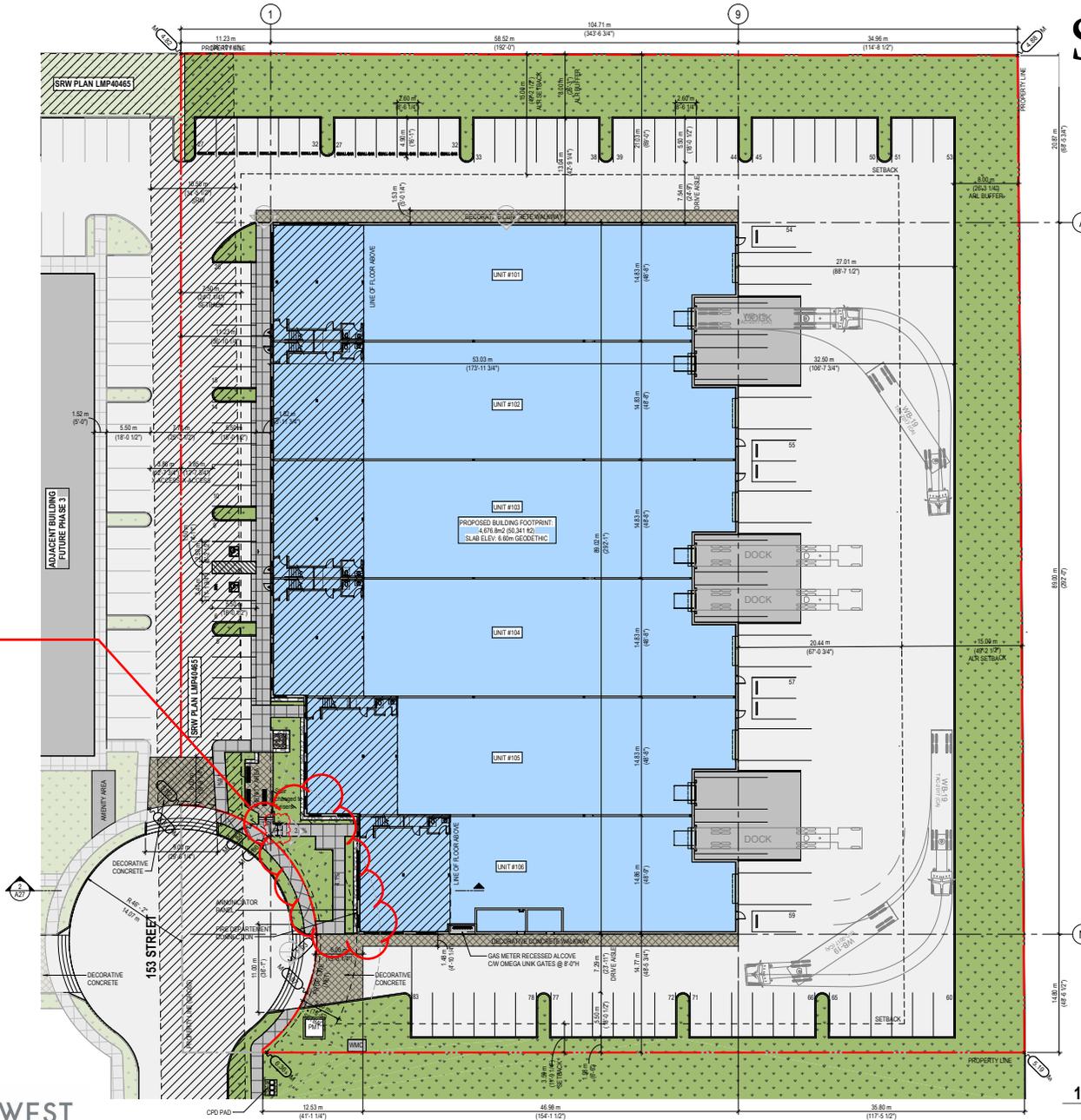
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A

SITE LEGEND	
	PROPOSED BUILDING
	LANDSCAPING SEE LANDSCAPING DWGS
	BUILDING SIDEWALK
	CONCRETE PAD
	ASPHALT PAVEMENT SEE CIVIL DWGS
	PERMEABLE ASPHALT PAVEMENT; SEE CIVIL DWGS
	PMT CW BOLLARDS
	PROPERTY LINE
	EASEMENT ROW
	BUILDING SETBACK
	CATCH BASIN & LAWN DRAIN SEE CIVIL



Variance to reduce the front yard setback requirement of the IB-3 Zone from 7.5 metres to 5.0 metres

