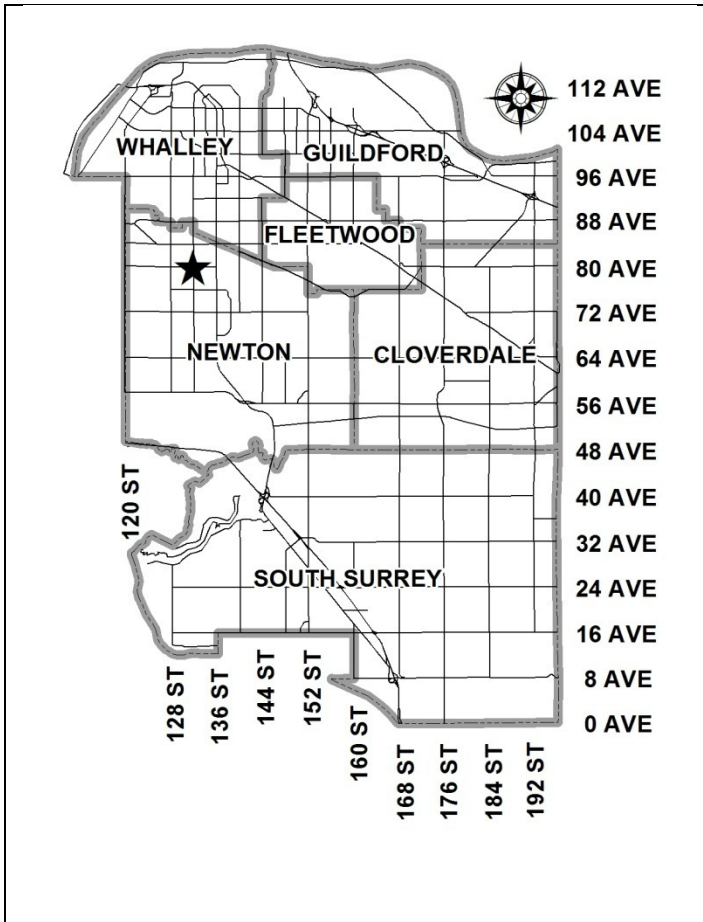


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0150-00

Planning Report Date: July 25, 2011



**PROPOSAL:**

- Development Permit
- Development Variance Permit

in order to permit the development of a multi-tenant industrial building as well as vary the minimum front yard and rear yard setback requirements.

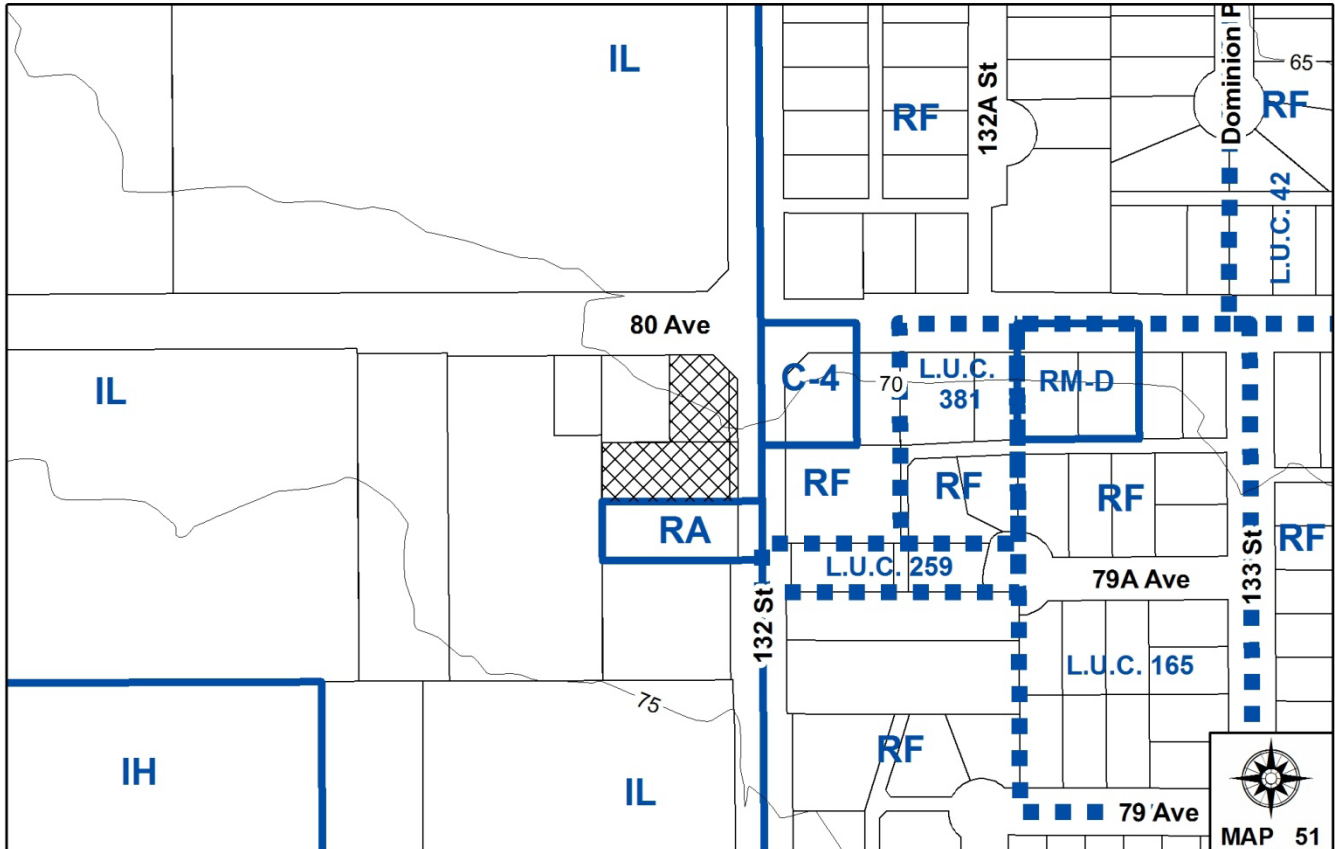
**LOCATION:** 7977 - 132 Street and  
 13190 - 80 Avenue

**OWNER:** o884385 B.C. Ltd.

**ZONING:** IL

**OCP DESIGNATION:** Industrial

**LAP DESIGNATION:** General Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP) in order to reduce the minimum front yard and rear yard setbacks thereby allowing the applicant to construct a multi-tenant industrial building.

### RATIONALE OF RECOMMENDATION

- The applicant has confirmed the proposed industrial building will conform to the minimum requirements of the existing IL Zone in terms of lot coverage, floor area ratio, building height and on-site parking.
- The proposed industrial building is designed to complement the character of the surrounding neighbourhood and includes high quality design features as well as attractive materials. The applicant is proposing a tilt-up concrete building with generous amounts of storefront glazing located along the north and east façades and galvanized metal canopies. In addition, the owner is proposing additional landscaping along 80 Avenue and 132 Street to enhance the streetscape and reduce the visual impact of future industrial activities located on-site.
- The proposed setback variances are attributed to dimension, orientation and access limitations of the subject property. In particular, the applicant is providing additional road dedication along 80 Avenue and 132 Street in order to achieve the required 30 metre road right-of-way standard. As a result, the proposed setback variances will allow a more functional building envelope while ensuring the applicant can provide the minimum required on-site landscaping. Furthermore, the requested variances will have a negligible impact on existing industrial buildings given adjacent properties are already largely developed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7910-0150-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0150-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 3 metres (10 ft.); and
  - (b) to reduce the minimum rear side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.).
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 (lot consolidation) layout to the satisfaction of the Approving Officer;
  - (c) submission of a road dedication plan for additional road dedication on 80 Avenue and 132 Street which includes dedicating portions of the reciprocal access easement located within the future road right-of-way at 13190 – 80 Avenue, 7977 – 132 Street, 7957 – 132 Street and 7945 – 132 Street;
  - (d) submission of an acceptable lot grading plan to the satisfaction of City staff;
  - (e) submission of a finalized tree survey and statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) submission of revised building elevation drawings and floor plans which address interface concerns between the proposed building and southern façade of the existing industrial building at 13170 – 80 Avenue 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; and

- (j) amend existing reciprocal access easement and partially discharge the rear portion of the reciprocal access easement located between 7945 – 132 Street and 7957 – 132 Street which grants reciprocal access to 13190 – 80 Avenue and 7977 – 132 Street. A Section 219 Restrictive Covenant that grants reciprocal access over the same general location is required to be registered on title for 7945 – 132 Street and 7957 – 132 Street to which the subject properties will no longer be a party (Appendix V).

### REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Surrey Fire Department: No comments

### SITE CHARACTERISTICS

Existing Land Use: Vacant single family dwellings

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 80 Avenue):	Industrial buildings	Industrial/General Industrial	IL
East (Across 132 Street):	Commercial building and single family residential	Urban/Retail Commercial and Urban Residential	C-4, RF and L.U.C. No. 259
South and West:	Single family residential and industrial buildings	Industrial/General Industrial	RA and IL

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject properties located at 13190 – 80 Avenue and 7977 – 132 Street are designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the Central Newton Local Area Plan (LAP). The properties are currently zoned "Light Impact Industrial (IL)" and presently occupied by vacant single family dwellings.
- The subject properties were previously rezoned from "Light Impact Industrial (IL)" and "One-Acre Residential (RA)" to IL on May 28, 2007 (File No. 7905-0104-00). The application included a Development Permit (DP) and Development Variance Permit (DVP) to allow a similar tilt-up concrete multi-tenant industrial building. The previously issued Development Permit expired on May 28, 2009. Therefore, the applicant is requesting another DP and DVP (File No. 7910-0150-00) in order to construct an industrial building which generally conforms to the original DP drawings from File No. 7905-0104-00.

- As part of the previous development application (File No. 7905-0104-00), the applicant was required to formally consolidate the subject properties. However, the previous owner was unable to register the subdivision plan at Land Title Office. As a result, the current applicant is required to register an acceptable subdivision plan at Land Title Office in order to formally consolidate the subject properties prior to Council issuing the Development Permit.

### Current Proposal

- The applicant is proposing to construct a multi-tenant industrial building with roughly 1,322 square metres (14,230 sq. ft.) of industrial warehouse and 316 square metres (3,401 sq. ft.) of second-floor office space.
- The applicant is requesting a Development Variance Permit (DVP) to vary the minimum front yard (80 Avenue) and rear yard (south property line) setbacks in order to construct the proposed multi-tenant building. The front yard setback variance is required to achieve a functional building envelope given the need for additional road dedication to obtain the required 30 metre road right-of-way standard along 80 Avenue. The requested rear yard setback is consistent with other building sitings on adjacent properties. City staff anticipate the property at 7957 – 132 Street will propose a similar industrial building and zero lot line setback located along the northern property line.

## DESIGN PROPOSAL AND REVIEW

### Proposed Industrial Building

- The proposed multi-tenant industrial building is designed to complement the character of the surrounding neighbourhood. The applicant is proposing to construct the building from tilt-up concrete panels with tinted storefront glazing along the northern and eastern building façades. Several galvanized metal canopies are proposed directly above first-floor windows and entries.
- The primary building colour is light brown with dark blue decorative bands and exposed reveals.
- The applicant is proposing to include reveal panels along the northwest corner of the proposed building to provide a suitable architectural treatment which reduces the amount of blank wall space visual from 80 Avenue. In addition, the reveal panels will provide an attractive transition between the proposed multi-tenant industrial building and existing building at 13170 – 80 Avenue which is setback roughly 13 metres (43 ft.) from 80 Avenue.
- The applicant is working with the adjacent property owner at 13170 – 80 Avenue to determine the building treatment of the rear portion of the proposed building. Final treatment of the roof will reflect the outcome of the discussions.
- The applicant proposes to install several wall-mounted decorative lighting fixtures along the northern and eastern building façades.
- All proposed rooftop mechanical equipment is adequately screened by raised steel frames which project above the roofline to provide additional screening at several key locations.

### Proposed Free-Standing Sign

- The applicant is proposing a 2.4 metres (8 ft.) high free-standing sign at the intersection of 80 Avenue and 132 Street which complies with the maximum permitted height for free-standing signs in the Surrey Sign By-law, 1999.
- The free-standing sign is 3 metres (10 ft.) wide and double-sided resulting in a total sign area of approximately 10 square metres (108 sq. ft.). The Sign By-law permits a total sign area of 27.8 square metres (300 sq. ft.).
- The free-standing sign will be located a minimum of 2 metres (6.6 ft.) from all lot lines.
- The free-standing sign will consist of a concrete base painted a neutral colour which matches the proposed building exterior. The frame will be supported on one side by a concrete column. The sign area will consist of a backlit sign box with light coloured text permitted within the copy area. In addition, the sign will have sixteen (16) individual sign channels (8 per side) and background illumination for advertising purposes.
- The applicant is proposing to introduce additional landscaping around the base of the sign in order to improve the overall appearance. The proposed landscaping will consist of small shrubs with additional groundcover around the perimeter of the sign base.

### Proposed Fascia Signage

- The applicant is proposing several illuminated channel letter fascia signs located within a designated sign band above the windows and entries for individual ground-floor premise frontages. The proposed fascia signage will adhere to the Surrey Sign By-law, 1999.
- The fascia signs will consist of individual channel letters with background illumination. The channel letters will be attached to a hidden raceway mounted directly within the sign band and painted to match the existing building façade.

### Access and Parking

- The subject property will share driveway access from 132 Street with adjacent properties located at 7945 – 132 Street and 7957 – 132 Street. A reciprocal access easement was previously registered which grants reciprocal access between 13190 – 80 Avenue, 7977 – 132 Street, 7957 – 132 Street and 7945 – 132 Street.
- City staff are willing to proceed with partially discharging the rear portion of the reciprocal access easement between 7945 – 132 Street and 7957 – 132 Street to address security concerns expressed by the adjacent property owner. A Section 219 Restrictive Covenant that grants reciprocal access over the same general location will be registered against title for 7945 – 132 Street and 7957 – 132 Street to which the subject properties will no longer be a party (Appendix V).
- In order to achieve the required 30 metre road right-of-way standard on 132 Street, the applicant is required to submit an acceptable road dedication plan that includes dedicating portions of the reciprocal access easement located within the future road right-of-way. The adjacent property owner at 7945 – 132 Street and 7957 – 132 Street previously expressed willingness to dedicate the

remaining portion of the reciprocal access easement located within the future road right-of-way as part of the current development application.

- The Surrey Zoning By-law, No. 12000 requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for industrial uses and two parking stalls for every 100 square metres (1,075 sq. ft.) of gross floor area for second-floor office space. Therefore, the proposed industrial building is required to provide twenty (20) parking spaces for employees and customers. As the applicant is proposing twenty (20) parking stalls which includes two (2) accessible parking spaces, the proposed industrial building will comply with the zoning by-law.
- The applicant is proposing four (4) stalls for "small cars". The Surrey Zoning By-law, No. 12000 allows a maximum of 25% of on-site spaces be reserved for small-cars. Therefore, the small car stalls will comply with the zoning by-law.
- Several loading bays are proposed along the eastern façade to accommodate commercial vehicles.

#### Proposed Landscaping

- The applicant is proposing additional landscaping along 80 Avenue and 132 Street which includes a roughly 1.5 metre (5 ft.) wide landscape area which separates the boulevard, parking spaces and proposed industrial building.
- The additional landscaping along 132 Street is achieved by allowing the vehicles to overhang the landscaping by 0.6 metre (2 ft.). The decision to permit the vehicles to extend into the required landscaping along 132 Street was necessary given the additional road dedication required along 132 Street in order to achieve the minimum 30 metre road right-of-way standard.
- The proposed landscaping along 132 Street will include a row of low-lying shrubs located adjacent to each parking stall with a row of taller evergreens located closer to 132 Street in order to visually screen on-site parking.
- In response to development constraints, the applicant is proposing to plant only two on-site trees given the need for additional road dedication along 132 Street. The proposed tree located adjacent to the driveway entrance must be located at least one metre from the driveway entrance and one metre from the adjacent sidewalk. The second proposed tree is located adjacent to the garbage enclosure, near stall #15, in order to avoid conflicts with on-site parking (Appendix II).
- On-site mechanical equipment and garbage enclosures are adequately screened from vehicles travelling along 132 Street.
- Decorative concrete paving is provided for the driveway entrance off 132 Street.

#### Development Proposal Sign

The applicant installed the Development Proposal Sign on July 11, 2011. City staff have received no comments regarding the proposed development from adjacent property owners.

### ADVISORY DESIGN PANEL

The development application was not referred to the Advisory Design Panel. City staff reviewed the proposal and determined the proposal is generally acceptable. The applicant is required to submit the following additional drawings to the satisfaction of City staff:

- Revised building elevation drawings and floor plans which address interface concerns between the proposed building and southern façade of the existing industrial building at 13170 – 80 Avenue.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum front yard setback from 7.5 metres (25 ft.) to 3 metres (10 ft.).
- To vary the minimum rear yard setback from 7.5 metres (25 ft.) to 0 metres (0 ft.).

Applicant's Reasons:

- The proposed variances are required to achieve a functional building envelope given the need for additional road dedication to obtain the required 30 metre road right-of-way on 80 Avenue and 132 Street.

Staff Comments:

- The proposed setback variances are attributed to dimension, orientation and access restraints. In addition, the applicant is providing additional road dedication along 80 Avenue and 132 Street in order to achieve the 30 metre road right-of-way standard. Under the previous development application (File No. 7905-0104-00), the applicant was required to provide 3.442 metres (11.3 ft.) along the eastern property line for widening of 132 Street in order to achieve the ultimate 27 metre road right-of-way standard.
- The proposed setback variances will allow a more functional building envelope while ensuring the applicant provides the minimum required landscaping and on-site parking specified in Zoning By-law No. 12000.
- The requested variances will have a negligible impact on existing industrial buildings given adjacent properties are already largely developed. Furthermore, the requested variances are consistent with industrial buildings on adjacent properties and City staff anticipate the property at 7957 – 132 Street will propose a building that requires similar reduced setbacks along the northern and southern property lines in future.
- The proposed setback variances provide better integration between industrial buildings within the surrounding neighbourhood and, therefore, are supported by City staff.



INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevation Drawings and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7910-0150-00
Appendix V.	Partial Discharge of Reciprocal Access Easement Located Between 7945 – 132 Street and 7957 – 132 Street

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Mainland Engineering (2007) Corporation and DMG Landscape Architects, respectively, dated June, 2011 and July 4, 2011.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\18613237041.doc  
. 7/21/11 9:56 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:             Avnash Banwait  
  Mainland Engineering (2007) Corporation  
  Address:           8363 – 128 Street, Unit 206  
  Surrey, BC V3W 4G1  
  Tel:                 604-543-8044
  
2.     Properties involved in the Application
  - (a)     Civic Address:           7977 – 132 Street  
  13190 – 80 Avenue
  
  - (b)     Civic Address:           7977 – 132 Street  
  Owner:             0884385 B.C. Ltd., Inc. No. 0884385  
  Director Information:  
  Bahadur Aulakh  
  
  No Officer Information Filed  
  PID:                 009-735-577  
  Lot 6 Section 20 Township 2 New West Minster District Plan 12723
  
  - (c)     Civic Address:           13190 – 80 Avenue  
  Owner:             0884385 B.C. Ltd., Inc. No. 0884385  
  Director Information:  
  Bahadur Aulakh  
  
  No Officer Information Filed  
  PID:                 010-235-337  
  Lot 15 Except Part Dedicated Road on Plan LMP52330, Section 20 Township 2 New  
  Westminster District Plan 16648
  
3.     Summary of Actions for City Clerk's Office
  - (a)     Proceed with Public Notification for Development Variance Permit No. 7910-0150-00

## DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		2,448 sq. m.
Road Widening area		
Undevelopable area		
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	45.9%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m.	3 m.
Rear	7.5 m.	0 m.
Side #1 (East)	7.5 m.	+7.5 m.
Side #2 (West)	0 m.	0 m.
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m.	11.3 m.
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Industrial</b>		
Industrial		1,322 sq. m.
Office		316 sq. m.
Total		1,638 sq. m.
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		1,638 sq. m.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.7
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Industrial	13.2 stalls	13.2 stalls
Office	6.3 stalls	6.3 stalls
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	20 stalls	20 stalls
Number of disabled stalls	0 stalls	2 stalls
Number of small cars	4 stalls	4 stalls
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

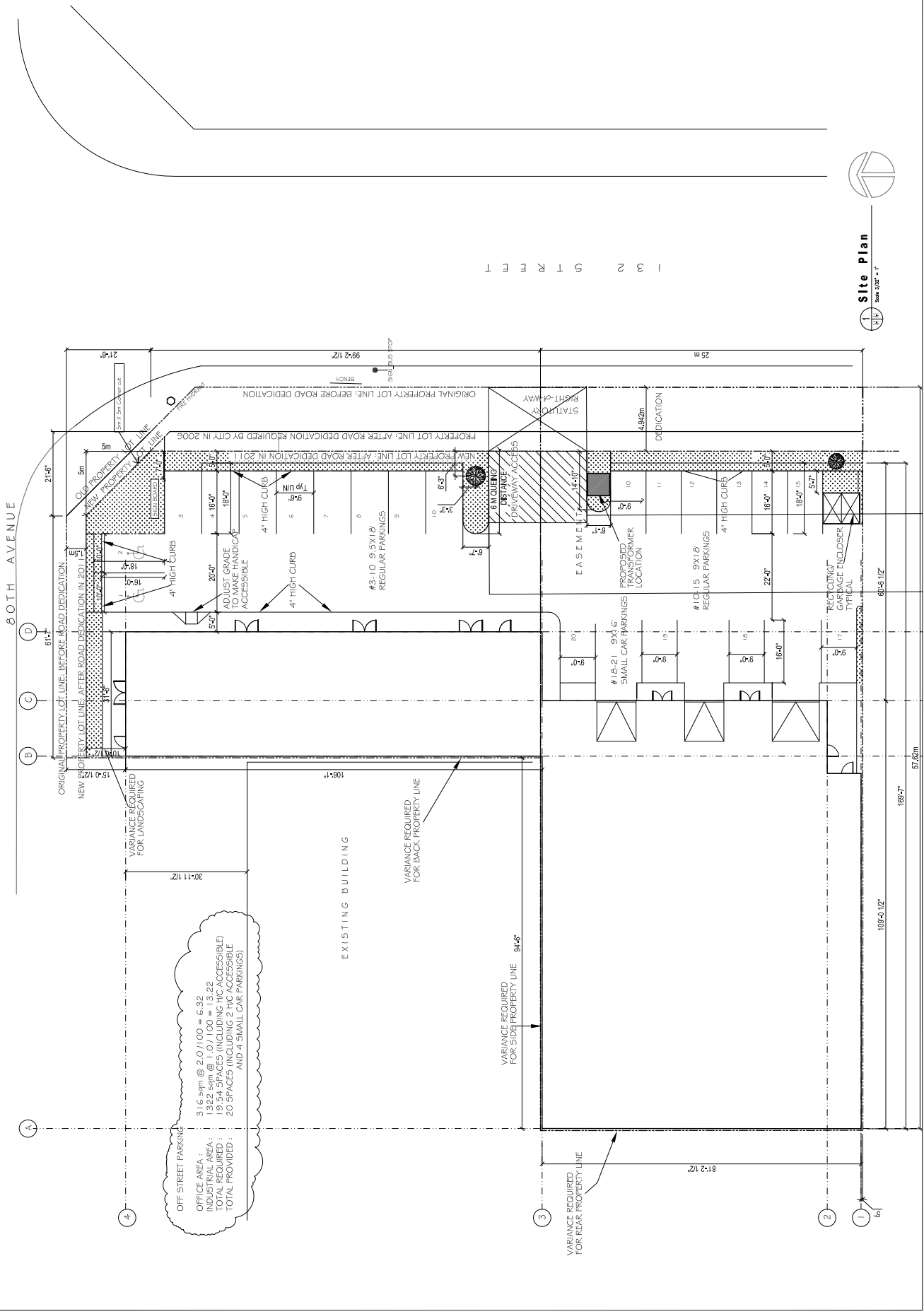
Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----

REVISIONS
ISSUED FOR PP
JUNE 21, 2011

**PROPOSED INDUSTRIAL BUILDING**  
 13190 - 80 AVENUE and 7977 - 132 STREET, SURREY, BC

project title: \_\_\_\_\_  
 stamp: \_\_\_\_\_  
 comments: \_\_\_\_\_  
**SITE PLAN**

drawn:	checked: AB
date:	scale:
June 2011	
plg. sheet no.: A1	project no.: S-11



**Site Plan**  
 Scale: 3/32" = 1'

I S T R E E T

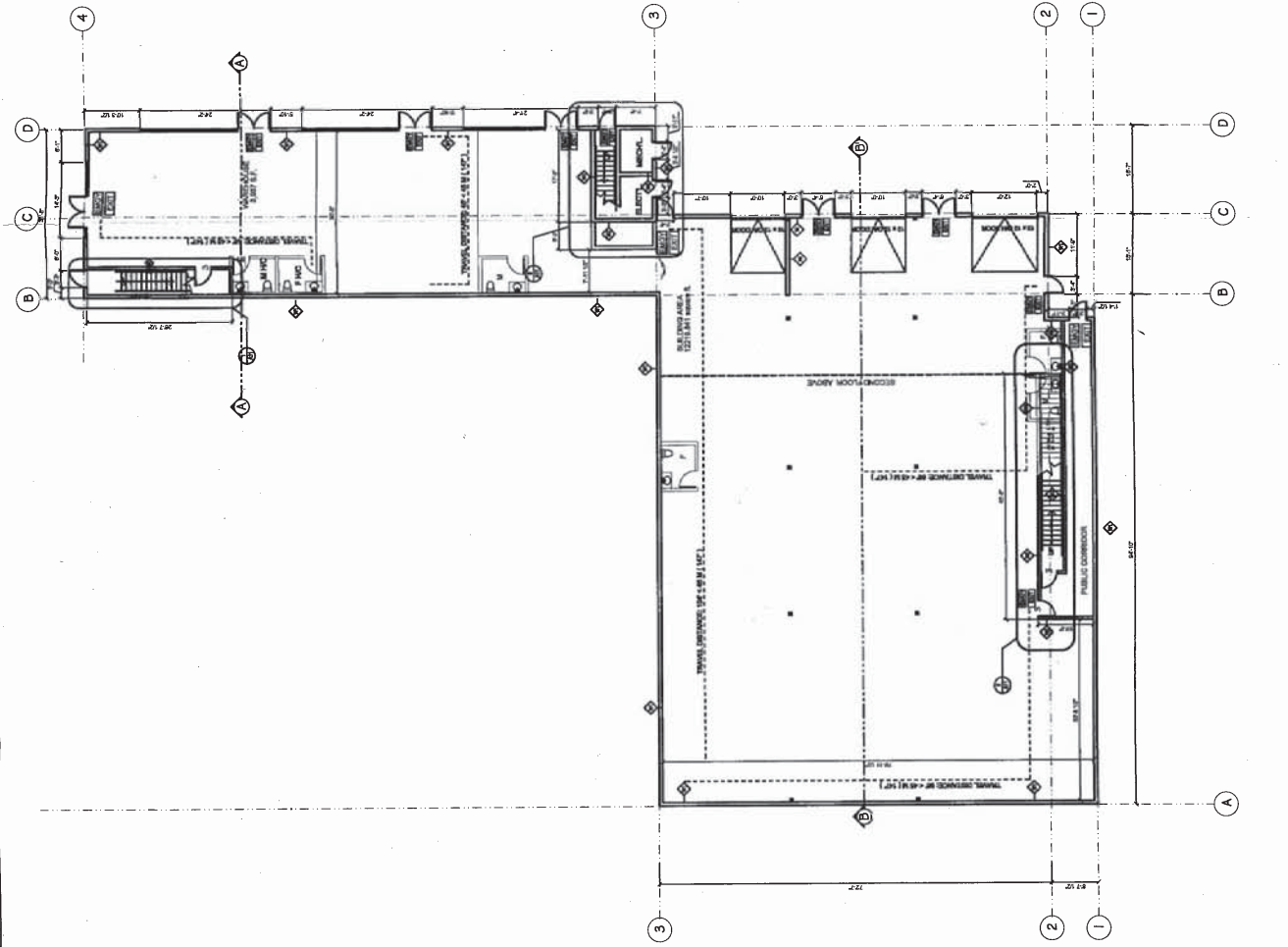
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PER
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

13190 - 90 AVENUE and 7969 - 132 STREET, SURREY, BC  
**PROPOSED INDUSTRIAL BUILDING**

Project No.:  
 Stamp:

Comments:

Drawn:	Checked:	AS
Date:	Scale:	AS
June 2011	1/2" = 1'-0"	
App. sheet no.:	AS	
Project no.:	S-1046	



**WALL ASSEMBLIES:**

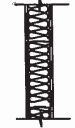
W1

**EXTERIOR WALL - PER**  
 11-1/2" THICK TILT-UP CONCRETE WALL  
 (REFER TO STRUCT. FOR DESIGN & LOCATIONS)  
 2-1/2" STEEL STUDS @ 24" O.C.  
 6 MIL POLY VAPOR BARRIER  
 1/2" GYPSUM BOARD - INTERIOR FINISH



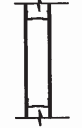
W2

**DEMISING WALL - 1 HR. RATED (O.L.C. & W408)**  
 6" STEEL STUD @ 16" O.C.  
 R12 BATT INSULATION  
 5/8" TYPE 'X' GIB ON EACH SIDE



W3

**1 HR. RATED WALL BEARING/OR SHEARING WALL (O.L.C. & W408)**  
 6" STEEL STUD @ 16" O.C. (REF. STRUCTURAL)  
 PROVIDE 1 LAYER 5/8" THK. GIB - IF SHEAR WALL



**FLOOR ASSEMBLIES:**

F1

**SLAB ON GRADE**  
 CONCRETE SLAB  
 2 MIL POLY DAMP PROOFING  
 8" MIN. GRANULAR FILL COMPACTION  
 COMPACTED FILL OR APPROVED NATIVE MATERIAL



F2

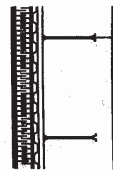
**U.L.C. DESIGN No. F 304**  
 FLOOR ASSEMBLY - 1 HR. RATED  
 FINISHED FLOOR ON  
 3" CONCRETE TOPPING  
 1/2" POLYMER FIBER CONCRETE  
 1 1/2" STEEL FLOOR DECKING  
 W STEEL BEAMS (SIZE & SPACING SEE STRUCTURAL)  
 FIRE PROTECTION - 1 HOUR INTUMESCENT PAINT  
 FINISH - SMOOTH ALKYD PAINT

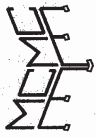


**ROOF ASSEMBLY:**

R1

**TYPICAL INSULATED FLAT ROOF - NON RATED**  
 SINGLE PLY SBS TORCH ON ROOFING MEMBRANE - Class 'A'  
 1 1/2" PERFORATED POLYISOCYANURATE INSULATION  
 6 MIL POLY - VAPOR BARRIER TO WARM SIDE OF INSULATION  
 1 1/2" DENS GLASS DECK  
 STEEL JOISTS  
 REFER TO STRUCTURAL DWGS. FOR SLOPED BEAMS/JOIST  
 TYPICAL CEILING





**MAINLAND  
ENGINEERING  
CORPORATION**  
No. 207, 638 - 12th Street  
Surrey, B.C. V3W 4G1  
Tel: (604) 541-8944  
Fax: (604) 541-8904

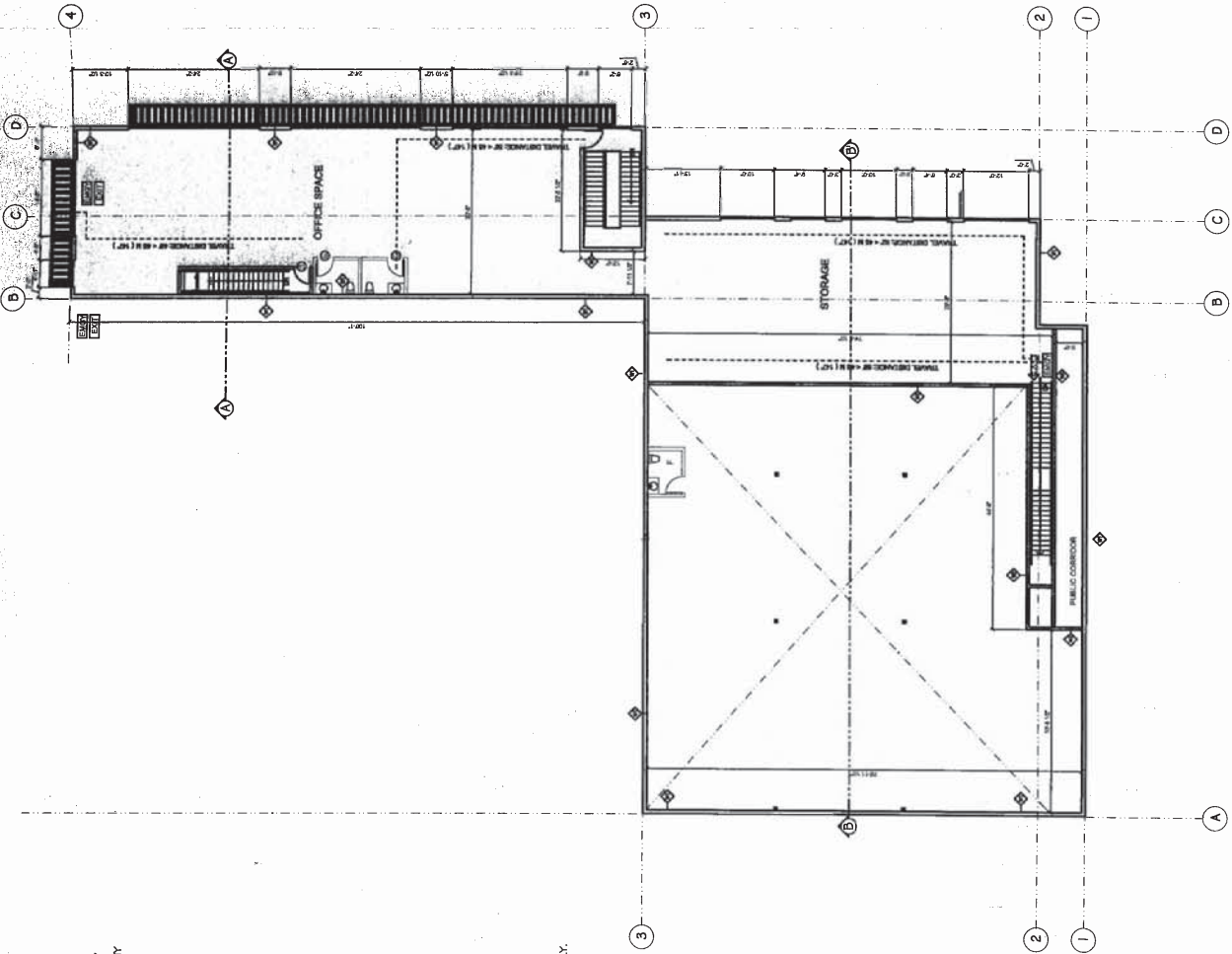
REVISIONS	
NO.	ISSUED FOR
1	JUNE 21, 2011

PROPOSED INDUSTRIAL BUILDING  
13190 - 80 AVENUE and 7999 - 132 STREET, SURREY, BC

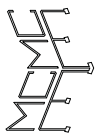
Project No. \_\_\_\_\_  
Name: \_\_\_\_\_

Comments: \_\_\_\_\_  
SECOND FLOOR PLAN

Drawn: _____	Checked: AB
Date: _____	Date: June 2011 13/2011-07
Drawn Sheet No. A3	Project No. S-104



- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO B.C. BUILDING CODE 2006
  - DESIGNER SHALL CHECK ALL LEVELS, DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. ANY MAJOR DIFFERENCES SHALL BE DISCUSSED WITH THE STRUCTURAL ENGINEER OR THE DESIGN CONSULTANT BEFORE PROCEEDING WITH THE WORK.
  - FOR ALL STRUCTURAL DETAILS SEE STRUCTURAL ENGINEERS DRAWINGS.
  - ROOF DRAINS, RAIN WATER LEADERS, ETC. SHALL BE AS PER MECHANICAL ENGINEERS DRAWINGS.
  - PROVIDE EMERGENCY LIGHTING AS PER SECTION 3.2.7.3 OF THE B.C. BUILDING CODE 2006.
  - STAIRS: OVERALL RISERS = 6.75"  
TREADS = 11" PLUS 1" NOSING  
PROVIDE A CONTINUOUS HANDRAIL ON ONE SIDE OF STAIRS, 3'-0" ABOVE NOSING OF TREADS FROM BELOW.
  - SCOFFIT OF ALL STAIRS TO BE COVERED WITH 3/4" FIRE GUARD DRY WALL WHERE ACCESSIBLE FROM BELOW.
  - FOR PLUMBING LAYOUT, VENTILATION, MECHANICAL, HEATING LAYOUT DETAILS SEE MECHANICAL ENGINEERS DRAWINGS.
  - FOR LANDSCAPE DESIGN SEE LANDSCAPE ARCHITECTURAL DRAWINGS.
  - BUILDING TO BE SPRINKLERED
  - FIRE ALARM SYSTEM REQUIRED
  - WINDOWS TO BE DOUBLE GLAZED SEALED UNITS IN PAINTED METAL FRAME.
  - ALL DRYWALL FINISHES TO BE FILLED, TAPED AND SANDED.
  - STEEL STUD FRAMING TO COMPLY WITH SECTION 9.24 OF B.C.B.C. 2006
  - CONCRETE SLABS TO BE SEALED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (2006 EDITION).
  - PROVIDE SEPARATION BETWEEN CONCRETE AND WOOD WITHIN 6 INCHES OF GRADE WITH POLY-FILM OR TYPE B ROLL ROOFING AS PER BRITISH COLUMBIA BUILDING CODE (2006 EDITION)



**MAINLAND  
ENGINEERING  
CORPORATION**  
No. 208, 8035 - 128th Street  
Surrey, B.C. V3W 4G1  
Tel: (604) 543-8044  
Fax: (604) 543-8104

REVISIONS	
NO.	DESCRIPTION

DATE	ISSUED FOR
JUNE 21, 2011	DP

PROPOSED INDUSTRIAL BUILDING  
13190 - 80 AVENUE and 7977 - 132 STREET, SURREY, BC

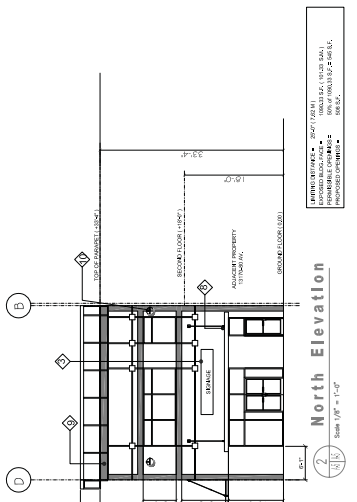
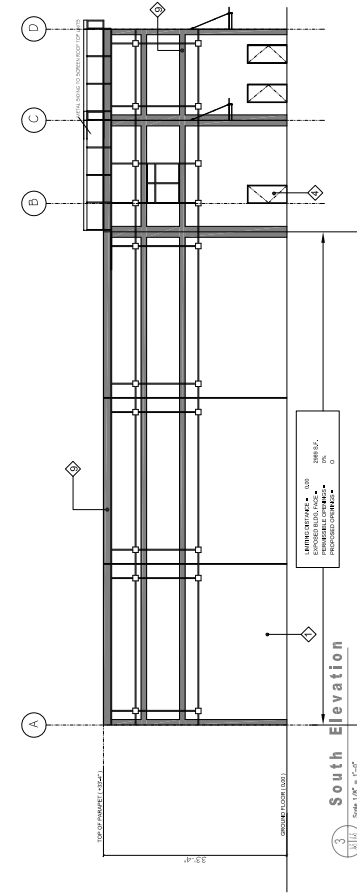
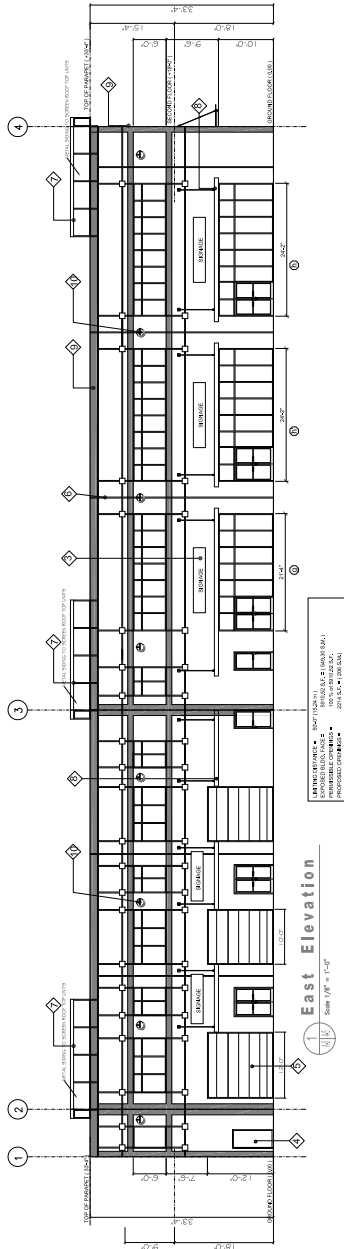
PROJECT NO.

DATE

SCALE

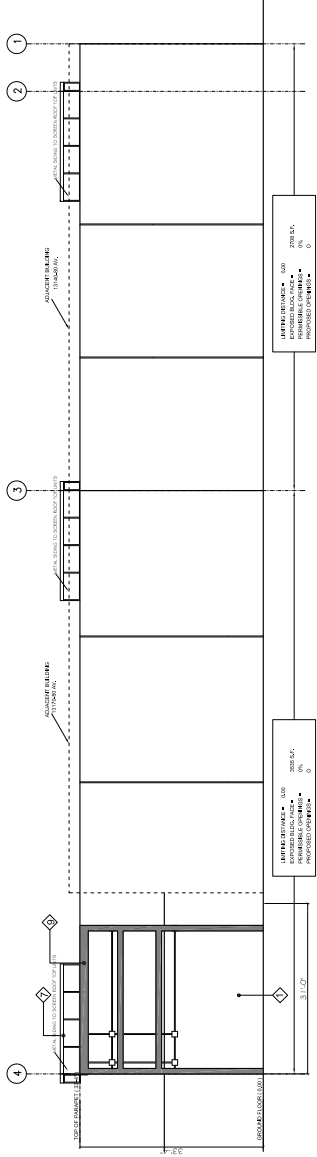
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT NO. S-1046



**EXTERIOR COLOUR SCHEDULE**

1	PAINTED 1/4" UP CONCRETE PANEL
2	PAINTED 4877A ASBURY - GLOSS/SCALF PAINT
3	STAINLESS STEEL
4	COLORADO BLUE 1/4"
5	SHIMGE (INDIVIDUAL CHANNEL LETTERS LETTERS MOUNTED ON ENERWAY (PAINTED 4877A ASBURY) TO CONFORM TO SHIMGE SHIMGE EX-LAW
6	PAINTED 7254 BLUE MONDAY
7	STEEL DOOR
8	PAINTED 7254 BLUE MONDAY
9	TYPICAL PANEL JOINT
10	PAINTED 4877A ASBURY
11	STEEL FRAME / SHIMS
12	PAINTED 7254 BLUE MONDAY
13	GALVANIZED METAL BRINE CAMPY
14	PAINTED 7254 BLUE MONDAY
15	COLORADO BLUE
16	PAINTED 7254 BLUE MONDAY
17	DECORATIVE LIGHT FIXTURE
18	PAINTED







**MAINLAND  
ENGINEERING  
CORPORATION**  
No. 206, 8363 - 128th Street  
Surrey, B.C. V3W 4Z1  
Tel: (604) 543-1044  
Fax: (604) 543-1054

REVISIONS	

PROPOSED INDUSTRIAL BUILDING  
1370 - 80 AVENUE and 7909 - 133 STREET, SURREY, BC  
1370 - 80 AVENUE and 7909 - 133 STREET, SURREY, BC

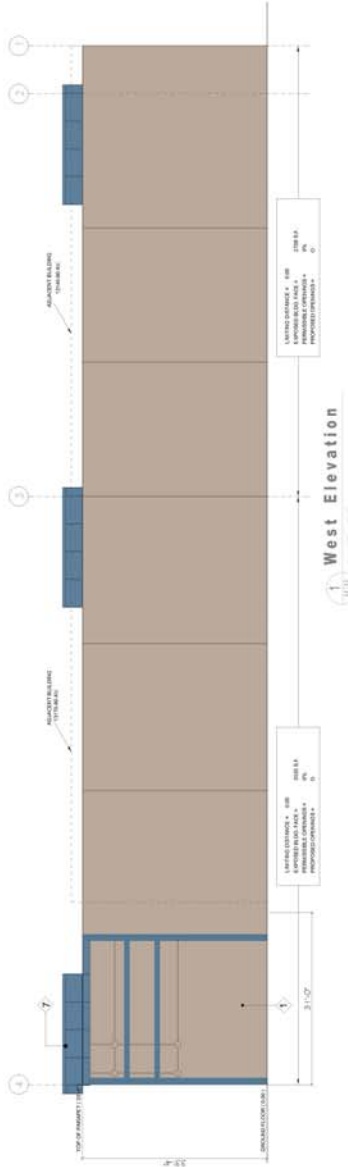
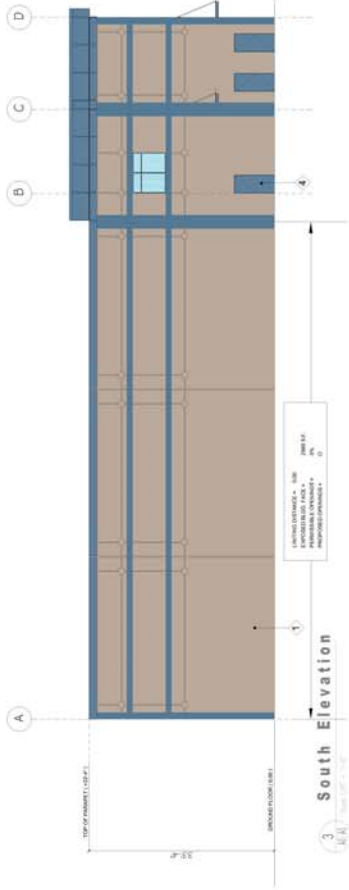
Project No.

Stamp

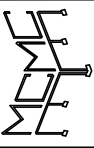
Comments

**ELEVATIONS**

Drawn:	Checked:
Date:	Scale:
Drawn sheet no.:	AS NOTED
Project no.:	S-1046







**MAINLAND  
ENGINEERING  
CORPORATION**

10, 805, 6651 - 102nd Street  
Surrey, B.C. - V3W 4G5  
Tel: (604) 546-8844  
Fax: (604) 546-8104

REVISIONS	
Δ	JULY, 2011

13190 - 80 AVENUE and 7977 - 132 STREET, SURREY, BC  
PROPOSED INDUSTRIAL BUILDING

Project file:

Drawings:

Contract:

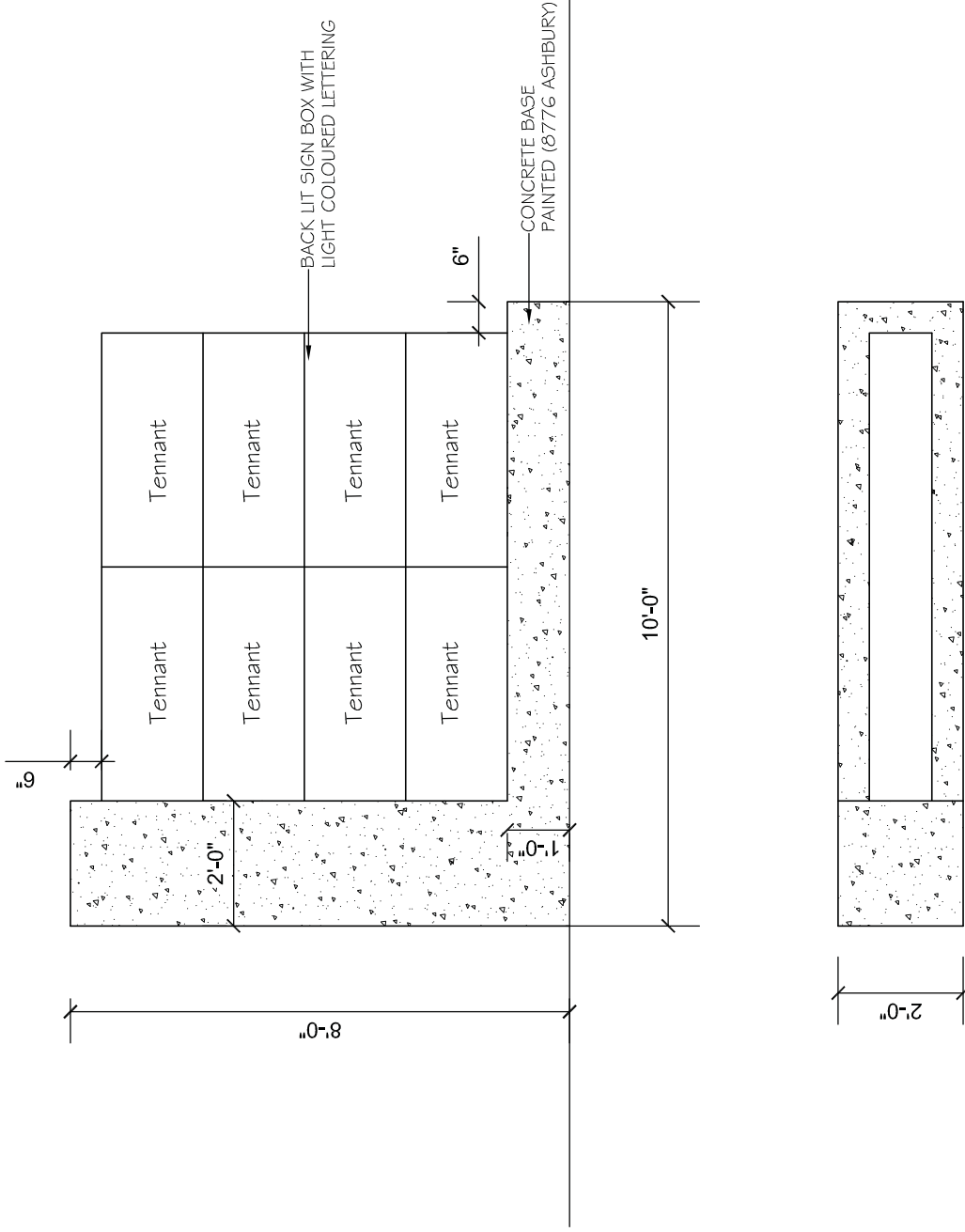
GROUND FLOOR PLAN

Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_

Date: JULY 2011 NTS

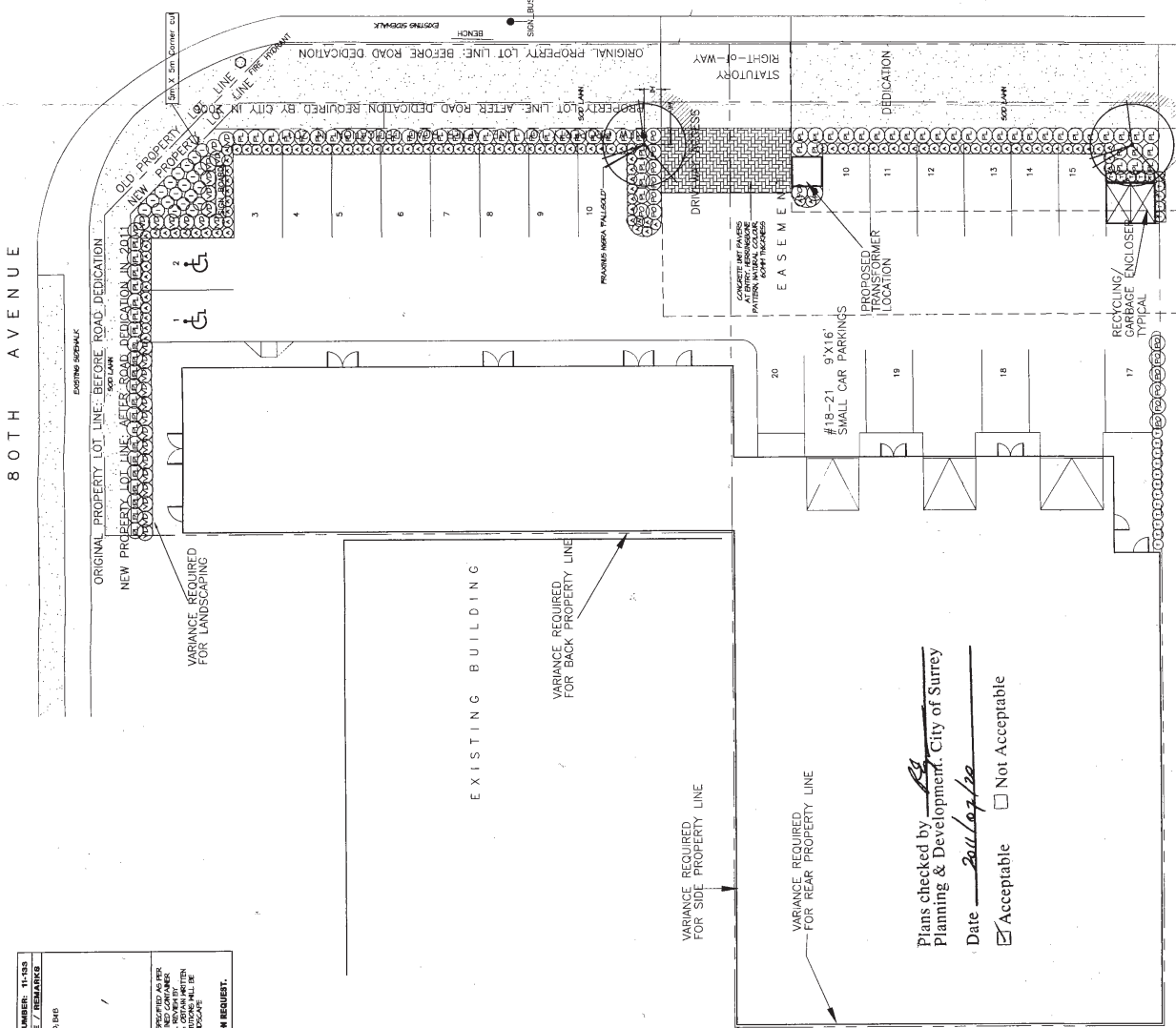
Drawn sheet no. ---

Project no. S-1046

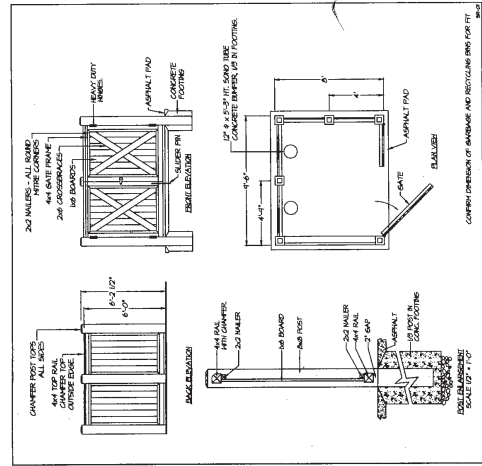


FREE STANDING SIGN  
NTS

Copyright reserved. This drawing and design is the property of DMG and shall not be reproduced or used for other projects without their permission.



PLANT SCHEDULE	COMMON NAME	PLANTED SIZE / REMARKS
1	BLACK ASP	60% CALLIPAH 500 B&B
2	FRANCO MIRA VILLOSLER	42 POT BUSH
3	POTBELLIA FRUTICOSA TILLOID	42 POT BUSH
4	FRANS LANGSCHEIDER REINWALD	42 POT BUSH
5	FRANS LANGSCHEIDER REINWALD	42 POT BUSH
6	VERBENA DAVEN	42 POT BUSH
7	VERBENA DAVEN	42 POT BUSH
8	VERBENA DAVEN	42 POT BUSH
9	VERBENA DAVEN	42 POT BUSH
10	VERBENA DAVEN	42 POT BUSH
11	VERBENA DAVEN	42 POT BUSH
12	VERBENA DAVEN	42 POT BUSH
13	VERBENA DAVEN	42 POT BUSH
14	VERBENA DAVEN	42 POT BUSH
15	VERBENA DAVEN	42 POT BUSH
16	VERBENA DAVEN	42 POT BUSH
17	VERBENA DAVEN	42 POT BUSH
18	VERBENA DAVEN	42 POT BUSH
19	VERBENA DAVEN	42 POT BUSH
20	VERBENA DAVEN	42 POT BUSH



2 L1  
GARBAGE ENCLOSURE  
SCALE: 1/4" = 1'-0"

Plans checked by EG  
Planning & Development, City of Surrey  
Date 2011/07/20  
 Acceptable  Not Acceptable

**DMG**  
landscape architects  
1100 West 4th Avenue  
Surrey, BC V4B 1Y7  
Tel: 604-591-1100  
Fax: 604-591-1101  
www.dmg.ca

PROJECT:  
**INDUSTRIAL BUILDING**  
13190 80 AVE & 7977 132 ST  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 06/20/11  
SCALE: 1/4" = 1'-0"  
DRAWN: JPH  
CHECKED: JPH  
DATE: 06/20/11

DWG PROJECT NUMBER:  
11-183  
OF 1

INTER-OFFICE MEMO

---

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

FROM: **Development project Engineer, Engineering Department**

DATE: **July 20, 2011** PROJECT FILE: **7810-0150-00**

---

RE: **Engineering Requirements (Industrial)  
Location: 7977-132 Street, 13190-80 Avenue**

**SUBDIVISION**

Provision of road dedication for the fronting arterial roadways will be required as follows:

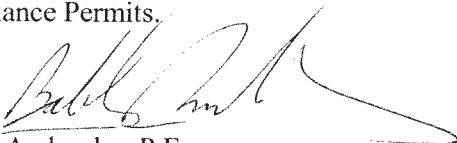
- 1.500-metres on 80 Avenue, and 4.942-metres on 132 Street; and
- 5.0-metre by 5.0-metre corner cut at 80 Avenue and 132 Street.

The applicant will be required to replace the existing access easement that aligns within the site and on the adjacent southerly lands.

A Servicing Agreement will not be required for Subdivision.

**DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development and Development Variance Permits.



Bob Ambardar, P.Eng.  
Development Project Engineer

KH

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0150-00

Issued To: o884385 B.C. LTD., INC. NO. o884385  
("the Owner")

Address of Owner: 1084 East 56 Avenue  
Vancouver, BC  
V5X 1S2

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: 009-735-577  
Lot 6 Section 20 Township 2 New Westminster District Plan 12723

7977 – 132 Street

Parcel Identifier: 010-235-337  
Lot 15 Except Part Dedicated Road on Plan LMP52330, Section 20 Township 2 New  
Westminster District Plan 16648

13190 – 80 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 has been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

- (b) If the civic address changes, the City Clerk is directed to insert the new civic address 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 setback is varied from 7.5 metres (25 feet) to 3 metres (10 feet).
  - (b) In Section F of Part 48 Light Impact Industrial Zone (IL), the minimum rear yard setback is varied from 7.5 metres (25 feet) to 0 metres (0 feet).
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7910-0150-00(A) through to and including 7910-0150-00(H) (the "Drawings") which are attached hereto and form part of this development variance permit.
6. 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.
7.
  - (a) The landscaping shall conform to drawings numbered 7910-0150-00(H) (the "Landscaping").
  - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
  - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$17,260.32.

(the "Security")
  - (d)
    - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
    - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
    - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
9. 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.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. 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 – Dianne L. Watts

---

City Clerk – Jane Sullivan





**MAINLAND  
ENGINEERING  
CORPORATION**

No. 205, 8363 - 128th Street  
Surrey, B.C. V3W 4G1  
Tel: (604) 543-8044  
Fax: (604) 543-9104

REVISIONS	
ISSUED FOR PP	JUNE 21, 2011

PROPOSED INDUSTRIAL BUILDING  
13190 - 80 AVENUE and 7977 - 132 STREET, SURREY, BC

project file:

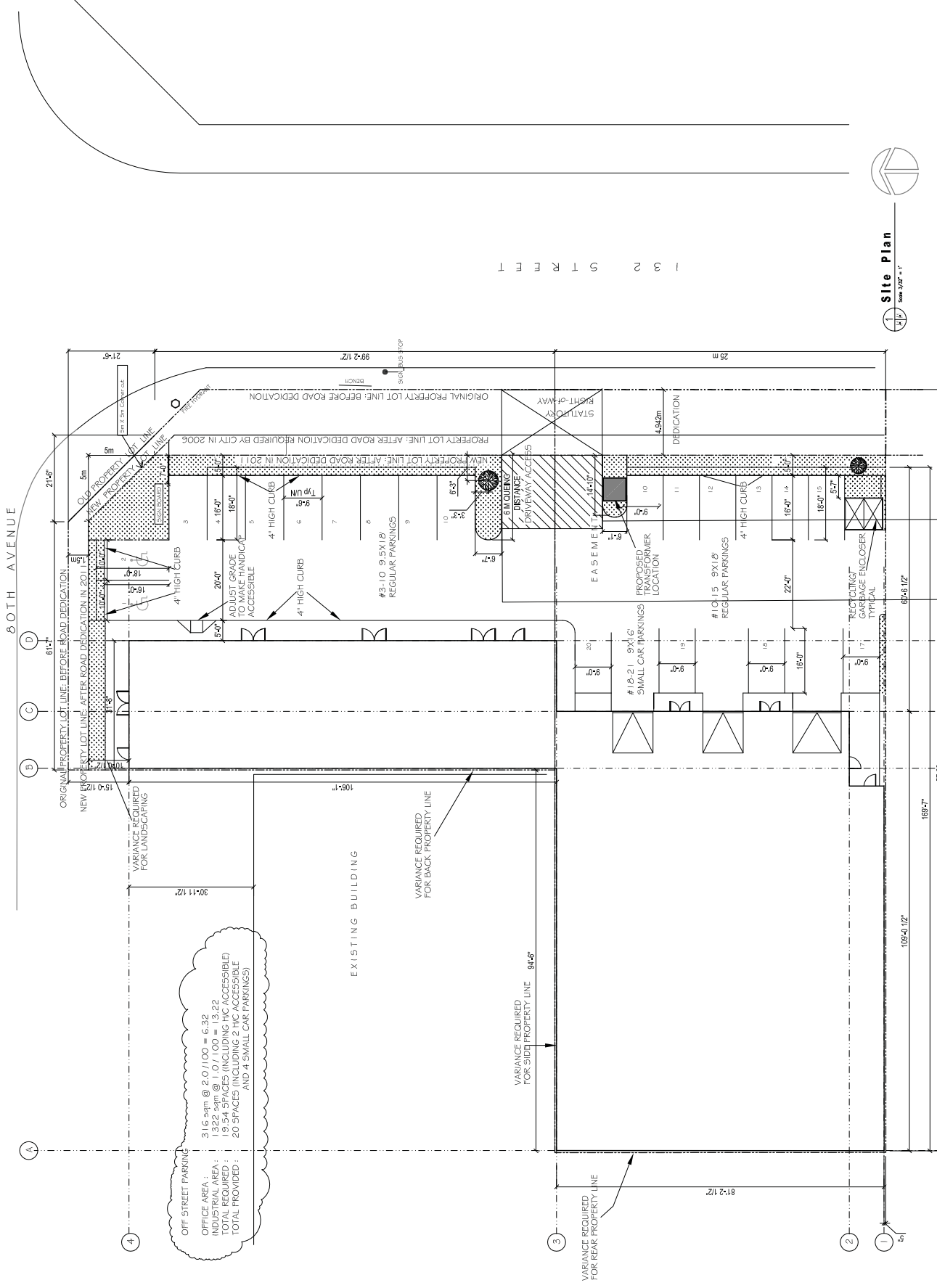
stamp:

comments:

SITE PLAN

**Schedule A**  
**7910-0150-00(A)**

DATE: 11/11/11  
SCALE: 1/4" = 1'-0"  
DRAWN BY: J.S.  
CHECKED BY: A.B.  
PROJECT NO:



OFF STREET PARKING  
31.6 sqm @ 2.0/100 = 6.32  
OFFICE AREA:  
1322 sqm @ 1.0/100 = 13.22  
INDUSTRIAL AREA:  
19.54 SPACES (INCLUDING 2 HC ACCESSIBLE)  
TOTAL PROVIDED:  
20 SPACES (INCLUDING 2 HC ACCESSIBLE  
AND 4 SMALL CAR PARKINGS)

I S S U E D



Site Plan

REVISIONS	ISSUED FOR	DATE

PROPOSED INDUSTRIAL BUILDING  
 12190 - 80 AVENUE and 7959 - 122 STREET, SURREY, BC

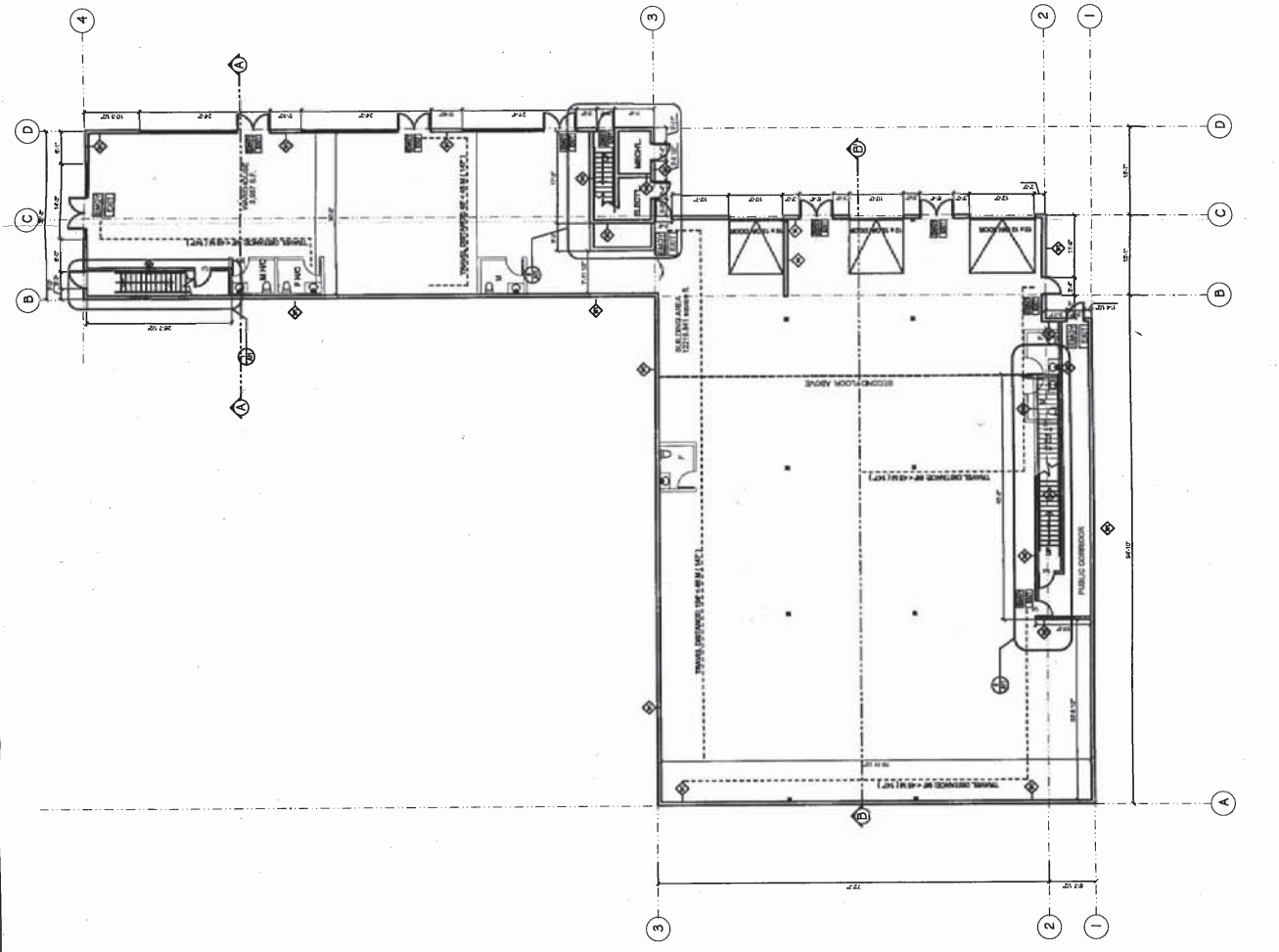
Project No.:  
 Stamp:

Comments:

DATE	BY	DESCRIPTION
June 2011		

Drawn: June 2011  
 App. sheet no. AS  
 Project no. S-1

(B)00-0150-007910



WALL ASSEMBLIES:	FLOOR ASSEMBLIES:	ROOF ASSEMBLY:
<p><b>W1</b></p> <p>EXTERIOR WALL - PER FR</p> <p>11-1/2" OR 7-1/2" THICK TILT-UP CONCRETE WALL              (REFER TO STRUCT. FOR DESIGN &amp; LOCATIONS)              2-1/2" STEEL STUDS @ 24" O.C.              1/2" GYPSUM BOARD - INTERIOR FINISH              6 MIL PLY VAPOR BARRIER              1/2" GYPSUM BOARD - INTERIOR FINISH</p>	<p><b>F1</b></p> <p>SLAB ON GRADE</p> <p>CONCRETE SLAB              4 MIL PLY DAMP PROOFING              8" MIN. GRANULAR FILL COMPACTION              COMPACTED FILL OR APPROVED NATIVE MATERIAL</p>	<p><b>R1</b></p> <p>TYPICAL INSULATED FLAT ROOF - NON RATED</p> <p>SINGLE PLY SBS TORCH ON ROOFING MEMBRANE - Class "A"              1/2" FIBROGLASS INSULATION              6 MIL PLY - VAPOR BARRIER TO WARM SIDE OF INSULATION              1-1/2" DEN'S GLASS DECK              STEEL JOISTS              REFER TO STRUCTURAL DWGS. FOR SLOPED BEAMS/JOIST              TYPICAL CEILING</p>
<p><b>W2</b></p> <p>DEMISING WALL - 1 HR. RATED (O.L.C. &amp; W408L)</p> <p>6" STEEL STUD @ 16" O.C.              R12 BATT INSULATION              5/8" TYPE 'X' GIB ON EACH SIDE</p>	<p><b>F2</b></p> <p>U.L.C. DESIGN No. F-804</p> <p>FLOOR ASSEMBLY - 1 HR. RATED</p> <p>FINISHED FLOOR ON              3" CONCRETE TOPPING              1/2" GYPSUM BOARD @ 20' x 20'              1-1/2" STEEL FLOOR DECKING              W STEEL BEAMS (SIZE &amp; SPACING SEE STRUCTURAL)              FIRE PROTECTION - 1 HOUR INTUMESCENT PAINT              FINISH - SUICOON ALKALYD PAINT</p>	<p><b>R1</b></p> <p>TYPICAL INSULATED FLAT ROOF - NON RATED</p> <p>SINGLE PLY SBS TORCH ON ROOFING MEMBRANE - Class "A"              1/2" FIBROGLASS INSULATION              6 MIL PLY - VAPOR BARRIER TO WARM SIDE OF INSULATION              1-1/2" DEN'S GLASS DECK              STEEL JOISTS              REFER TO STRUCTURAL DWGS. FOR SLOPED BEAMS/JOIST              TYPICAL CEILING</p>
<p><b>W3</b></p> <p>1 HR. RATED WALL (BEARING/OR SHEARING WALL)              (O.L.C. &amp; W408L)</p> <p>6" STEEL STUD @ 16" O.C. (REF. STRUCTURAL)              5/8" TYPE 'X' GIB ON EACH SIDE              PROVIDE 1 LAYER 1/2" THK. GIB - IF SHEAR WALL</p>	<p><b>F1</b></p> <p>CONCRETE SLAB              4 MIL PLY DAMP PROOFING              8" MIN. GRANULAR FILL COMPACTION              COMPACTED FILL OR APPROVED NATIVE MATERIAL</p>	<p><b>R1</b></p> <p>TYPICAL INSULATED FLAT ROOF - NON RATED</p> <p>SINGLE PLY SBS TORCH ON ROOFING MEMBRANE - Class "A"              1/2" FIBROGLASS INSULATION              6 MIL PLY - VAPOR BARRIER TO WARM SIDE OF INSULATION              1-1/2" DEN'S GLASS DECK              STEEL JOISTS              REFER TO STRUCTURAL DWGS. FOR SLOPED BEAMS/JOIST              TYPICAL CEILING</p>



**MAINLAND  
ENGINEERING  
CORPORATION**  
No. 207, 638 - 12th Street  
Surrey, B.C. V3W 4G1  
Tel: (604) 541-8944  
Fax: (604) 541-8944

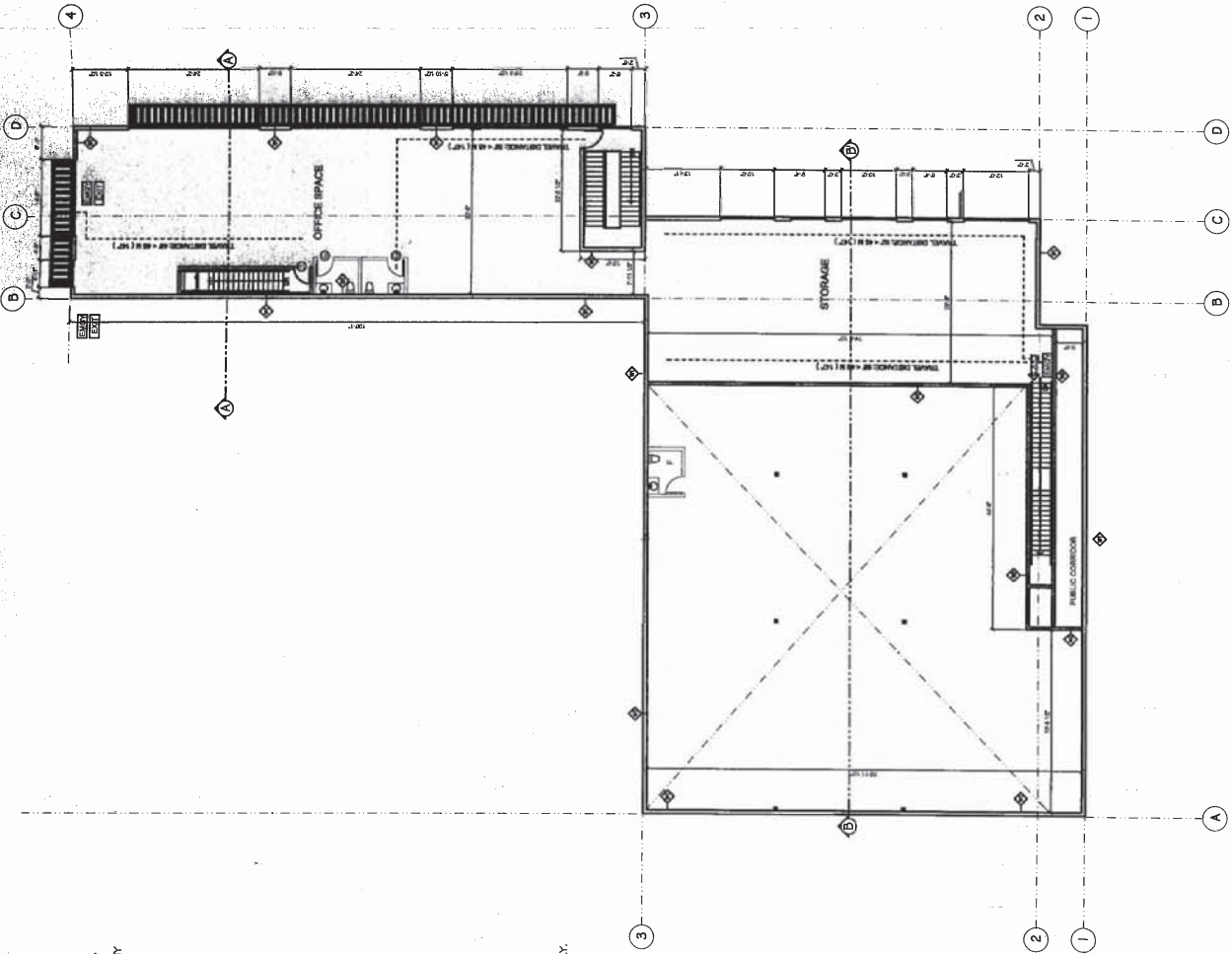
REVISIONS	
ISSUED FOR	DATE
FOR PER	JUNE 21, 2011

PROPOSED INDUSTRIAL BUILDING  
13190 - 80 AVENUE and 7999 - 133 STREET, SURREY, BC

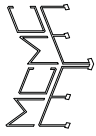
Project No. \_\_\_\_\_  
Name: \_\_\_\_\_

7910-0150-00(C)

SECOND FLOOR  
Date: \_\_\_\_\_  
Drawn: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: June 2011 1/2  
Dwg. Sheet No. A3  
Project No. \_\_\_\_\_



- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO B.C. BUILDING CODE 2006
  - DESIGNER SHALL CHECK ALL LEVELS, DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. ANY MAJOR DIFFERENCES SHALL BE DISCUSSED WITH THE STRUCTURAL ENGINEER OR THE DESIGN CONSULTANT BEFORE PROCEEDING WITH THE WORK.
  - FOR ALL STRUCTURAL DETAILS SEE STRUCTURAL ENGINEERS DRAWINGS.
  - ROOF DRAINS, RAIN WATER LEADERS, ETC. SHALL BE AS PER MECHANICAL ENGINEERS DRAWINGS.
  - PROVIDE EMERGENCY LIGHTING AS PER SECTION 3.2.7.3 OF THE B.C. BUILDING CODE 2006.
  - STAIRS: OVERALL RISERS = 6.75"  
TREADS = 11" PLUS 1" NOSING  
PROVIDE A CONTINUOUS HANDRAIL ON ONE SIDE OF STAIRS, 3'-0" ABOVE NOSING OF TREADS FROM BELOW.
  - SCOFFIT OF ALL STAIRS TO BE COVERED WITH 1/2" FIRE GUARD DRY WALL WHERE ACCESSIBLE FROM BELOW.
  - FOR PLUMBING LAYOUT, VENTILATION, MECHANICAL, HEATING LAYOUT DETAILS SEE MECHANICAL ENGINEERS DRAWINGS.
  - FOR LANDSCAPE DESIGN SEE LANDSCAPE ARCHITECTURAL DRAWINGS.
  - BUILDING TO BE SPRINKLERED
  - FIRE ALARM SYSTEM REQUIRED
  - WINDOWS TO BE DOUBLE GLAZED SEALED UNITS IN PAINTED METAL FRAME.
  - ALL DRYWALL FINISHES TO BE FILLED, TAPED AND SANDED.
  - STEEL STUD FRAMING TO COMPLY WITH SECTION 9.24 OF B.C.B.C. 2006
  - CONCRETE SLABS TO BE SEALED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (2006 EDITION).
  - PROVIDE SEPARATION BETWEEN CONCRETE AND WOOD WITHIN 6 INCHES OF GRADE WITH POLY-FILM OR TYPE B ROLL ROOFING AS PER BRITISH COLUMBIA BUILDING CODE (2006 EDITION)



MAINLAND  
ENGINEERING  
CORPORATION  
No. 208, 8035 - 129th Street  
Surrey, B.C. V3W 4G1  
Tel: (604) 543-8044  
Fax: (604) 543-8104

NO.	DESCRIPTION	DATE
1	ISSUED FOR DP	JUNE 21, 2011

PROPOSED INDUSTRIAL BUILDING  
13190 - 80 AVENUE and 7977 - 132 STREET, SURREY, BC

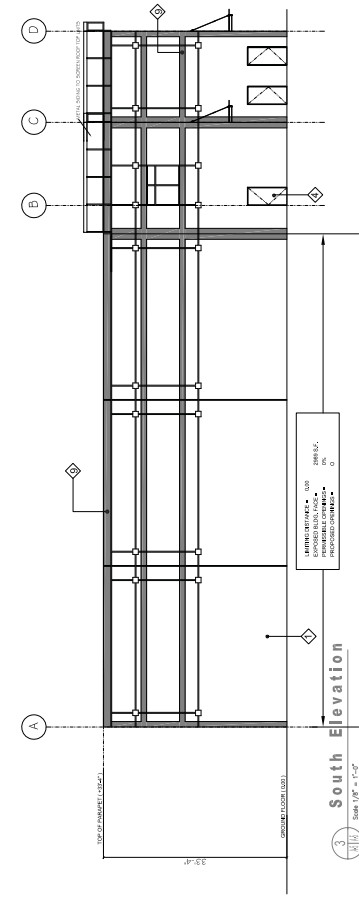
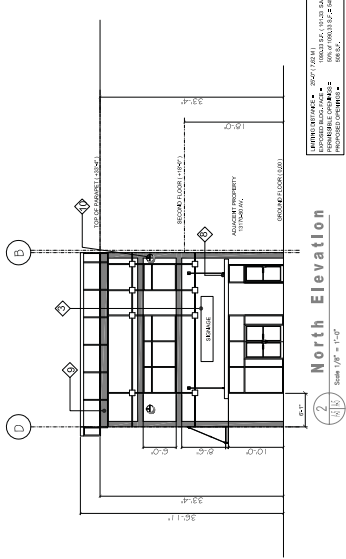
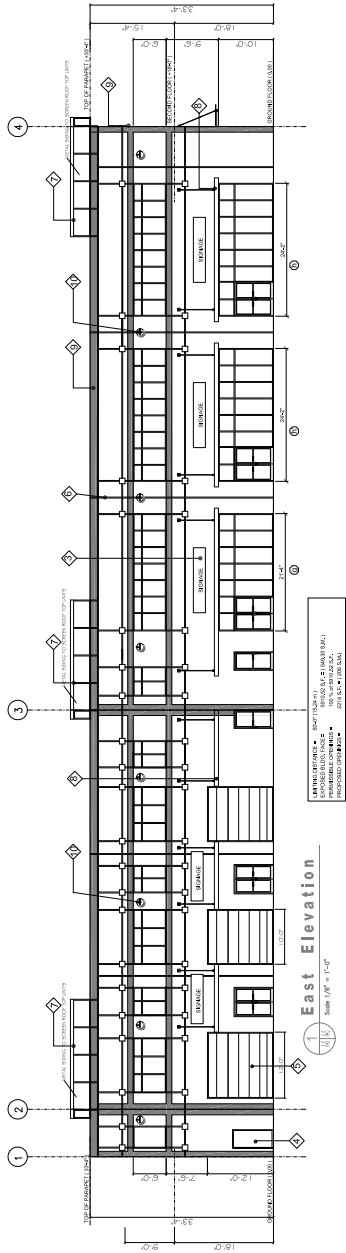
project file: 00-0150-0167

sheet:

content:

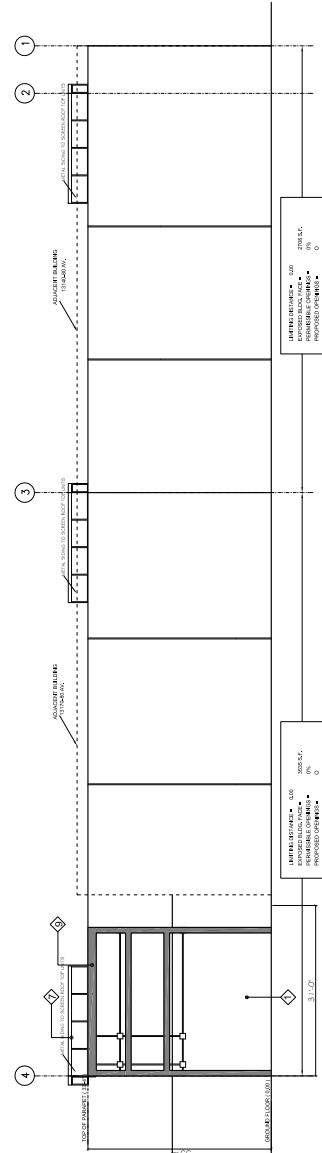
ELEVATIONS

drawn:	checked:
date:	scale:
June 2011	AS
eng. sheet no. A5	project no. S-10-



**EXTERIOR COLOUR SCHEDULE**

1	PAINTED 2" x 4" CONCRETE PANEL
2	PAINTED 4" x 8" ASBESTY - GLOVERSCALE PAINT
3	STAINLESS STEEL RISER COLD GALVALUME TRIM
4	SHRIMP (INDIVIDUAL CHANNEL LETTERS LETTERS MOUNTED ON ENERGY PAINTED 4" x 8" ASBESTY) TO CONFORM TO SIGNAGE SHRIMP EN-LAW NOT TO BE USED FOR SIGNAGE
5	PAINTED 2" x 4" BLUE MONDAY
6	STEEL DOOR PAINTED 7254 BLUE MONDAY
7	TYPICAL PANEL JOINT PAINTED 4779 ASBESTY
8	STEEL FRAME RISERS PAINTED 7254 BLUE MONDAY
9	GALVANNEED METAL BRINE CAMPY PAINTED 7254 BLUE MONDAY
10	COLORSER RAMP PAINTED 7254 BLUE MONDAY
11	DECORATIVE LIGHT FIXTURE PAINT AS NOTED



REVISED	DATE	BY

project title

stamp

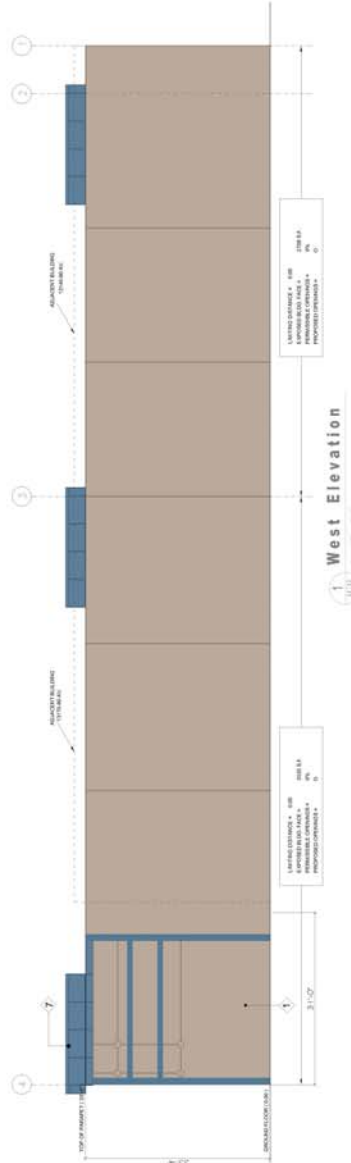
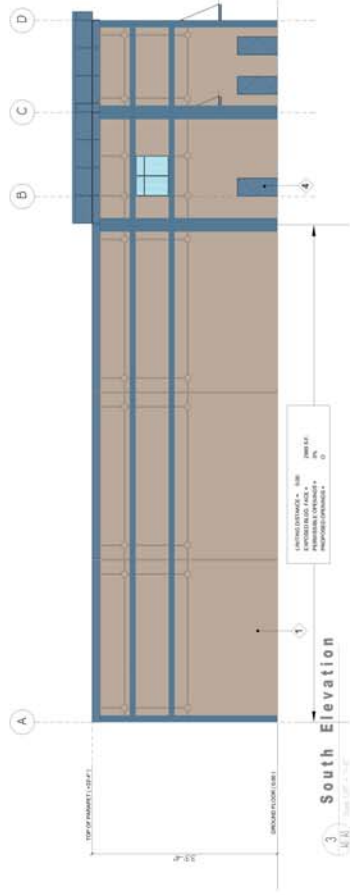
comments

ELEVATIONS

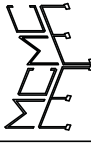
Drawn: _____	Checked: _____
Date: 2023.05.23	Scale: A5
Proj. sheet no.	
Project no.	

S-102

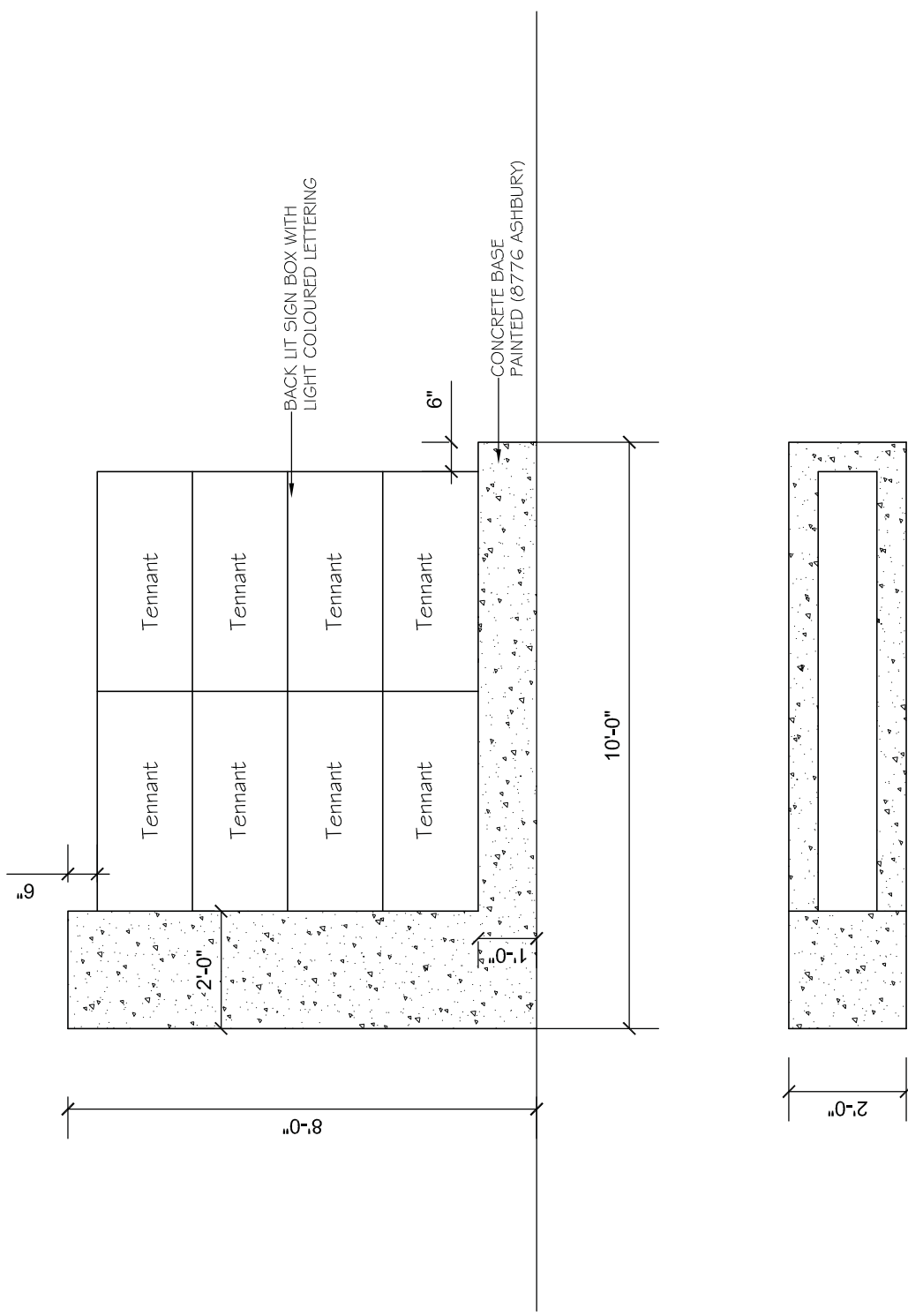
7910-0150-00(E)







NO.	DATE	REVISIONS
1	JULY, 2011	



FREE STANDING SIGN  
NTS

Project title:  
drawing:

DATE:

SCALE:

Copyright reserved. This drawing and design is the property of DMG and shall not be reproduced or used for other projects without the permission.

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/20
2	REVISED PER CITY COMMENTS	09/01/20
3	REVISED PER CITY COMMENTS	09/01/20
4	REVISED PER CITY COMMENTS	09/01/20
5	REVISED PER CITY COMMENTS	09/01/20
6	REVISED PER CITY COMMENTS	09/01/20
7	REVISED PER CITY COMMENTS	09/01/20
8	REVISED PER CITY COMMENTS	09/01/20
9	REVISED PER CITY COMMENTS	09/01/20
10	REVISED PER CITY COMMENTS	09/01/20
11	REVISED PER CITY COMMENTS	09/01/20
12	REVISED PER CITY COMMENTS	09/01/20
13	REVISED PER CITY COMMENTS	09/01/20
14	REVISED PER CITY COMMENTS	09/01/20
15	REVISED PER CITY COMMENTS	09/01/20
16	REVISED PER CITY COMMENTS	09/01/20
17	REVISED PER CITY COMMENTS	09/01/20
18	REVISED PER CITY COMMENTS	09/01/20
19	REVISED PER CITY COMMENTS	09/01/20
20	REVISED PER CITY COMMENTS	09/01/20
21	REVISED PER CITY COMMENTS	09/01/20
22	REVISED PER CITY COMMENTS	09/01/20
23	REVISED PER CITY COMMENTS	09/01/20
24	REVISED PER CITY COMMENTS	09/01/20
25	REVISED PER CITY COMMENTS	09/01/20
26	REVISED PER CITY COMMENTS	09/01/20
27	REVISED PER CITY COMMENTS	09/01/20
28	REVISED PER CITY COMMENTS	09/01/20
29	REVISED PER CITY COMMENTS	09/01/20
30	REVISED PER CITY COMMENTS	09/01/20



DMG landscape architects  
 1100 West 10th Street, Suite 100  
 Victoria, BC V8W 2E7  
 Tel: 250-383-1111  
 Fax: 250-383-1112  
 www.dmg.ca

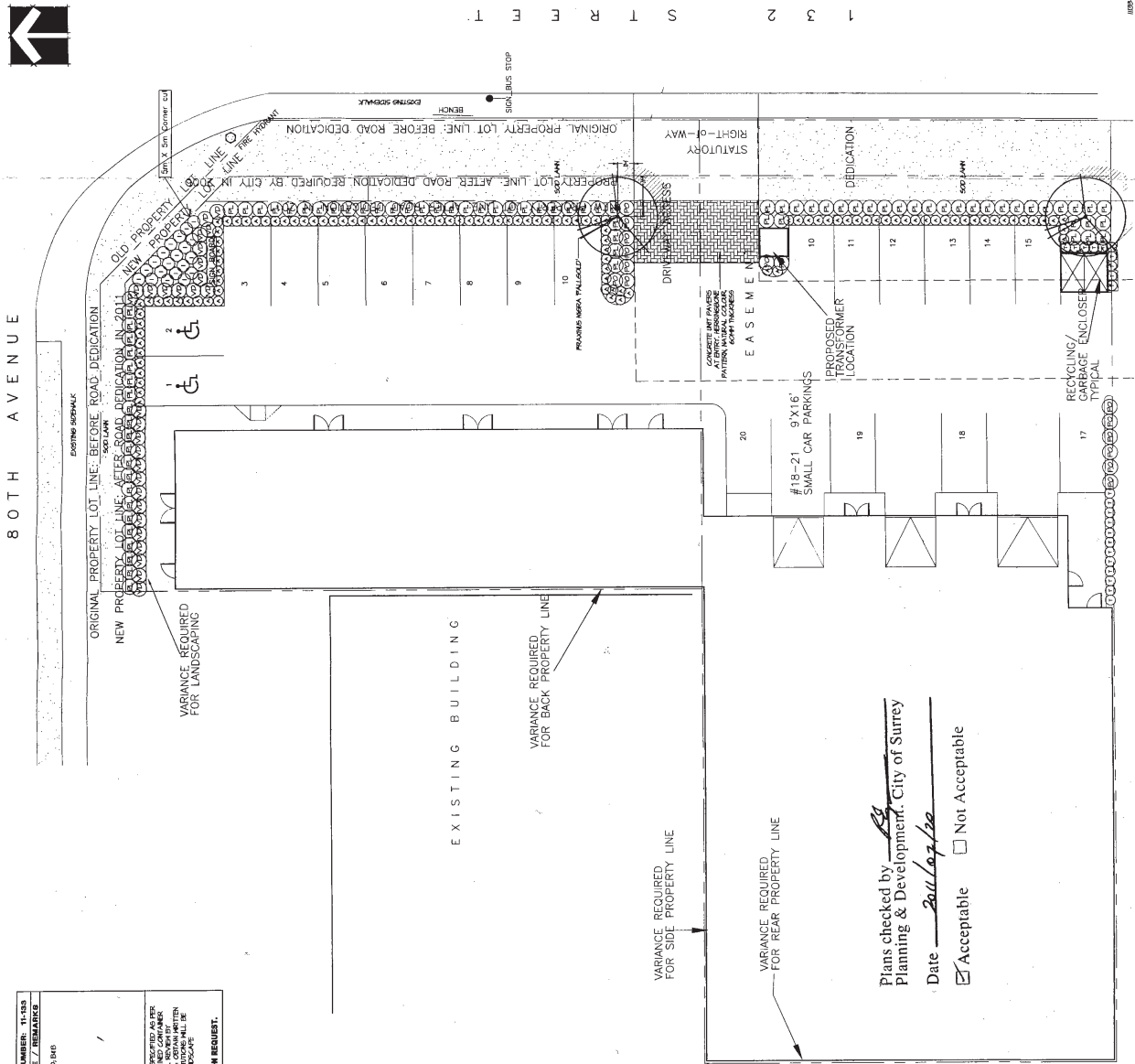
PROJECT:  
**INDUSTRIAL BUILDING**  
 13190 80 AVE & 7977 132 ST  
 SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

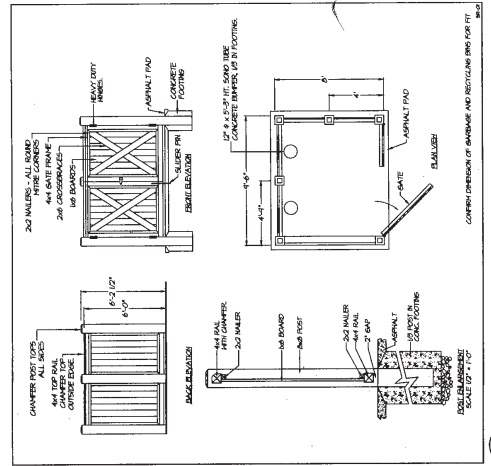
DATE: 08/20/20	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	<b>L1</b>
DRAWN: JPH	OF 1
CHECK: JPH	PROJECT NUMBER:
DATE: 08/20/20	11-183



80TH AVENUE



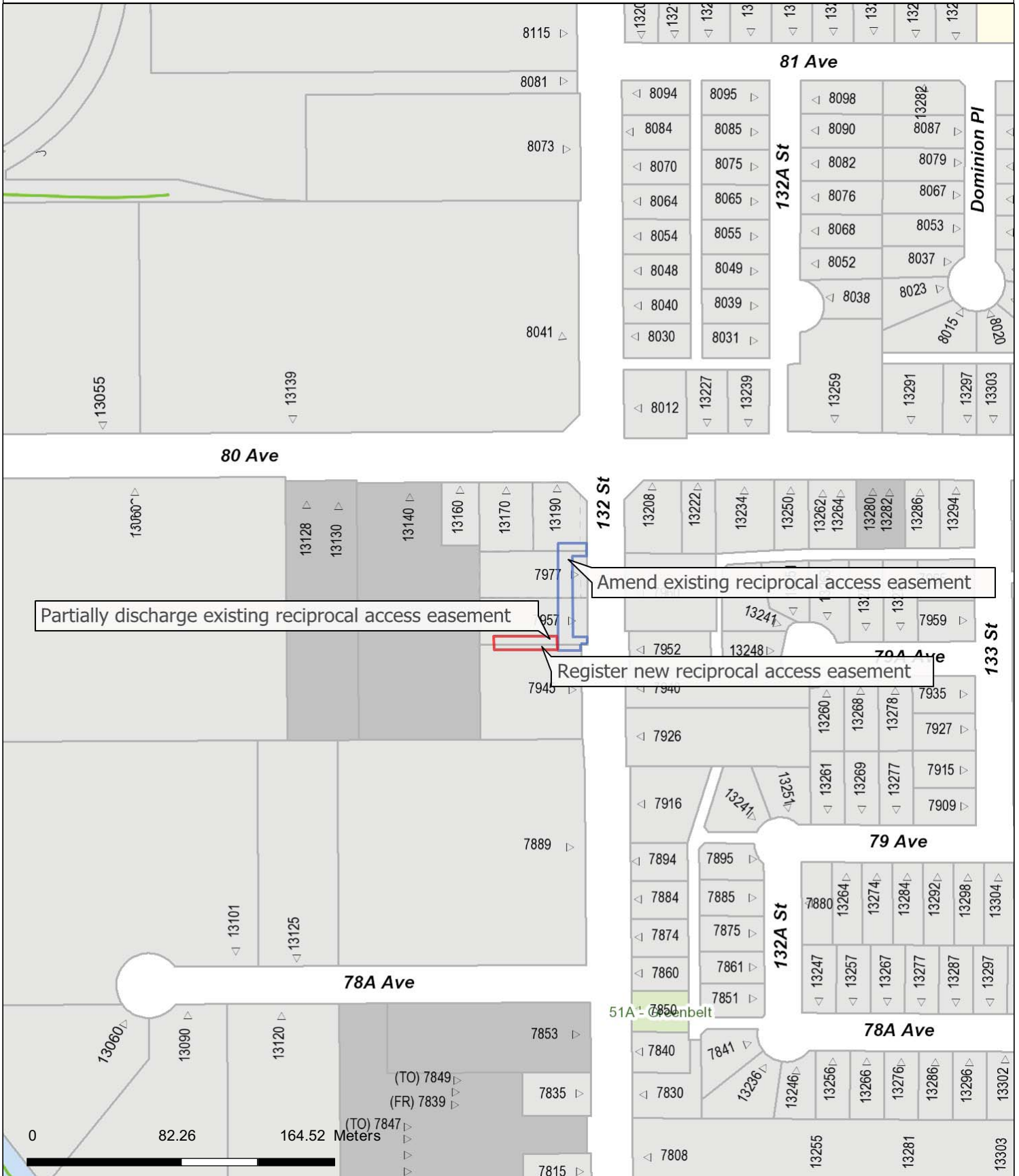
PLANT SCHEDULE	COMMON NAME	DMG JOB NUMBER: 11-183
1	BLACK ASP	60% CALLUNA 5/10 1/8" DB
2	FRANCO MIRA VILLOSLI	1/2 POT 80/20
3	POTIRILLA POTIRILLA TENDRIZ	1/2 POT 80/20
4	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
5	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
6	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
7	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
8	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
9	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
10	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
11	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
12	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
13	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
14	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
15	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
16	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
17	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
18	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
19	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
20	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
21	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
22	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
23	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
24	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
25	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
26	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
27	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
28	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
29	FRANS LANGSOMERS REINWAM	1/2 POT 80/20
30	FRANS LANGSOMERS REINWAM	1/2 POT 80/20



Plans checked by JPH  
 Planning & Development, City of Surrey  
 Date 2011/07/20  
 Acceptable  Not Acceptable

11-183-22






Partially discharge existing reciprocal access easement

Amend existing reciprocal access easement

Register new reciprocal access easement

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

 Scale: 1:2,742  
Map created on: Friday, 15 July 2011