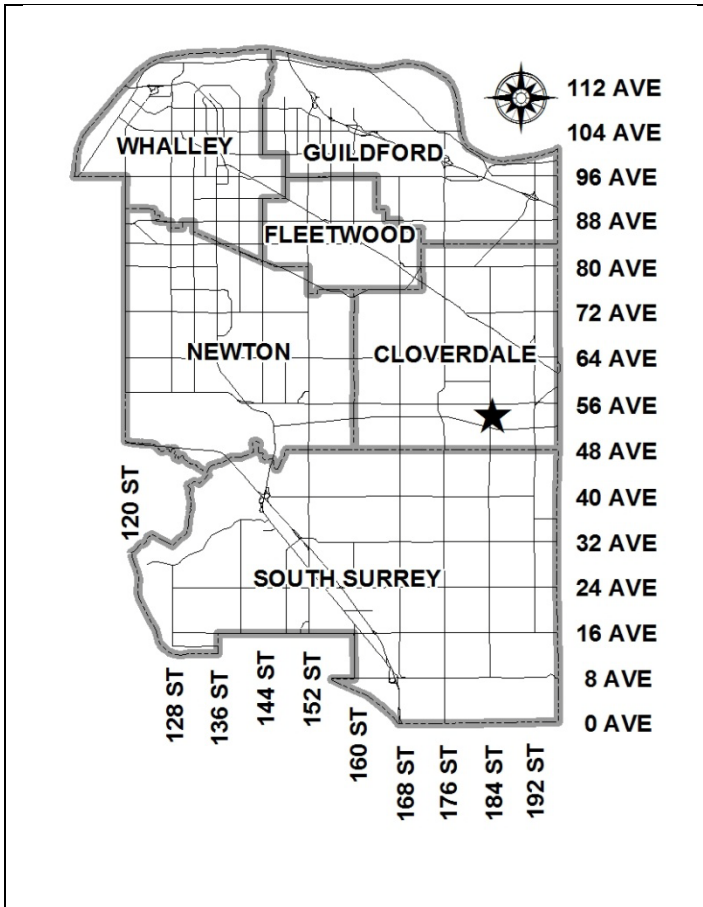


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0201-00

Planning Report Date: November 7, 2011



PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to allow the construction of an industrial building.

LOCATION:

18465 - 53 Avenue

OWNER:

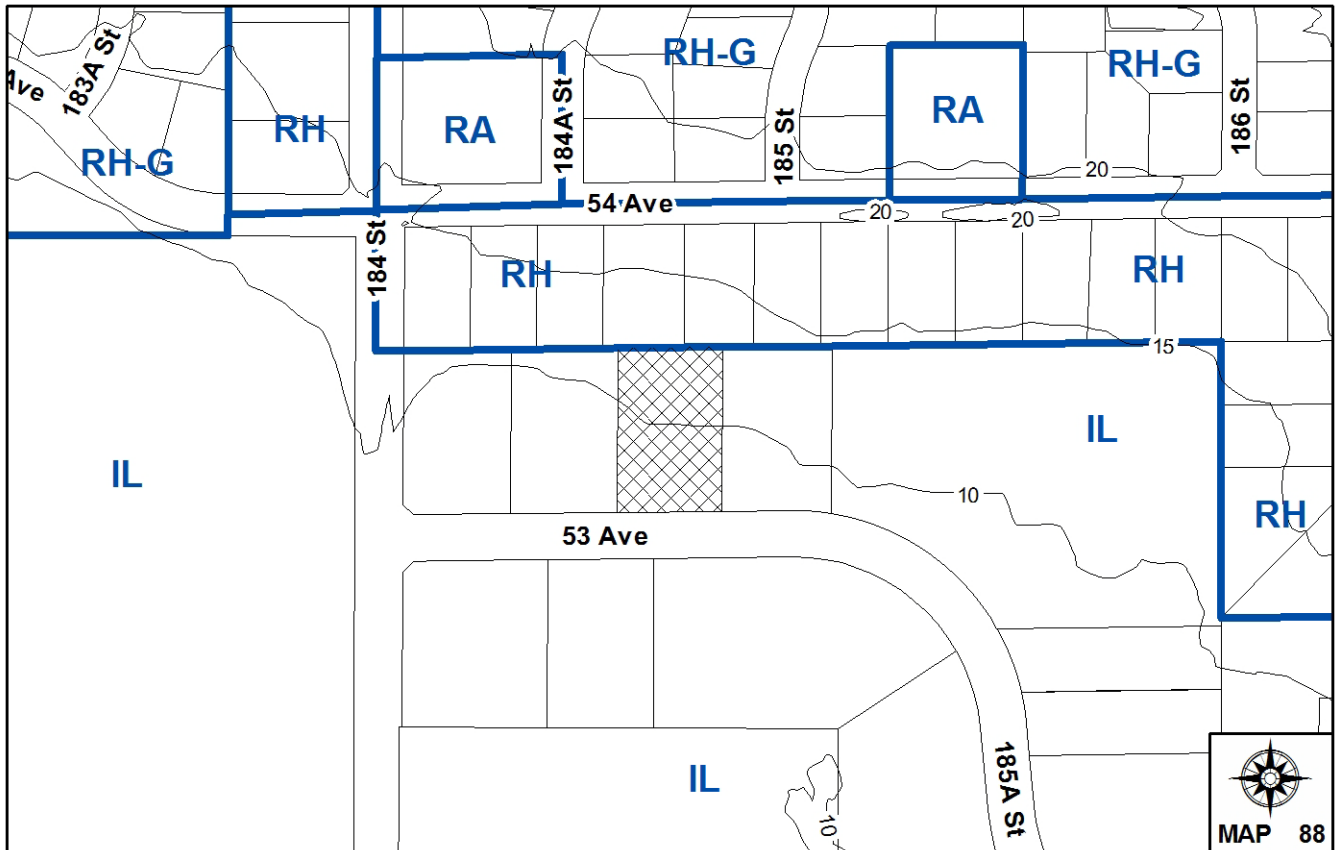
BC Plant Health Care Inc., Inc. No.
 BC0610308

ZONING:

IL

OCP DESIGNATION:

Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to decrease the east side yard setback.

RATIONALE OF RECOMMENDATION

- Complies with the Industrial designation in the Official Community Plan (OCP).
- Supports the City's Economic Development and Employment Land Strategies.
- Setback relaxation is supportable as this is the last lot on the north side of the street to develop.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0201-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0201-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 metre to 1.75 metres (5.75 ft.).
3. Council instruct staff to resolve the following issues prior to 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Vacant

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family residential.	Suburban	RH
East:	Mixed-use industrial building.	Industrial	IL
South (Across 53 Avenue):	Mixed-use industrial building.	Industrial	IL
West:	Mixed-use industrial building.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background

- The subject lot is located on the north side of 53 Avenue and was created through subdivision application No. 7997-0028-00 as part of a 13-lot industrial subdivision (and subsequently a 12-lot subdivision due to a consolidation of 2 lots). This 3,930-square metre (42,303 sq. ft.) property is designated Industrial in the Official Community Plan (OCP) and is zoned Light Impact Industry (IL).

Current Proposal

- BC Plant Health Care provides a wide range of arbour cultural and horticultural services. They are relocating their office from the Newton Industrial Park to the subject site. The proposed building will include administrative offices, meeting rooms, training rooms and garage space for the maintenance of equipment and vehicles.
- The outside yard area at the rear of the building will provide for the parking of company vehicles, storage areas of landscaping materials, and provide areas for specialized training in the planting and pruning of plant material.
- The proposed development complies with the Industrial designation of the OCP and with the Light Impact Industrial designation of the Cloverdale Local Area Plan. The IL Zone permits offices for general contractors and allows for the outside storage of heavy vehicles and equipment, provided such storage is not in the front yard.
- The proposed building will be located towards the front of the property and have a total floor area of 801.8 square metres (8,630.8 sq. ft.) on two floors. The proposal represents a floor area ratio (FAR) of 0.20 and a lot coverage of 15.6% which is consistent with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL Zone.
- Part 5 of Surrey Zoning By-law No. 12000 requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses. As such, the proposed building requires a total of 8 parking spaces to be provided on site for both employees and customers of the business. The applicant has proposed 8 parking spaces, which complies with the By-law.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff has not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- One driveway access to the site is proposed from 53 Avenue. This driveway will be closed with a metal tube gate during the non-working hours to reduce vandalism and theft.

- The building is proposed to be constructed using hardiplank panels and aluminum storefront glazing. The building will be a myriad of beiges and browns along the front elevation and a solid darker beige colour for the remainder of the elevations. At the base of the front and wrapping around the side elevations, the applicant has proposed brownish colour ledgestone as an accent. Above the main and secondary entrances, the applicant has proposed a gable canopy supported by logs.
- To the west of the main entrance, the applicant has proposed to install decorative finished logs, with a rain barrel to capture water.
- The proposed building is 10.8 metres (27.5 ft.) in height, which is lower than the maximum 18.0 metres (60 ft.) permitted in the IL Zone. The applicant has proposed metal louvered roof top screening to screen the roof top mechanical equipment from the up-lying single family dwellings.
- The applicant has requested a free-standing sign to be located at the driveway entrance into the site. The proposed 2.0-metre (6.5 ft.) high sign is carved into a log and identifies the business name and address. The proposed sign is located more than 2.0 metres (6.6 ft.) from the front property line, which complies with the Sign By-law. Prior to issuance of the Development Permit, the applicant is to provide final detailed drawings of the proposed free-standing sign. The applicant has not indicated any fascia signage on the building.
- The applicant is proposing landscaping, concentrating it along the front and rear property lines. The front property line ranges from 3.0 metres (10 ft.) to 7.5 metres (25 ft.) in width. The treatment includes the provision of a rain garden planting. Stylized boulders and logs have been provided in this planting bed to increase the overall interest along the street frontage.
- Along the rear property line, there is a 10-metre (33 ft.) wide restrictive covenant area requiring landscaping to screen the up-lying residential lands from the industrial uses. The applicant has proposed a mixture of coniferous and deciduous trees and shrubs in this planting area.
- Overall, the applicant has proposed many unique specimens of trees and shrubs to reflect the nature of their business. The applicant has also proposed two training areas along the east and west property lines. These areas will be planted by the owner for training areas for the staff in installation and pruning of various plants and trees.
- The applicant has provided details on building and site lighting. All lighting is downward cast to reduce glare on the up-lying residents.
- For site security, the applicant proposes to install a black vinyl coated chain link fence around the perimeter of the site.

ADVISORY DESIGN PANEL

This application was not referred to ADP but was reviewed by Planning & Development staff and found to be generally acceptable

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary relax the east side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 metre to 1.75 metres (5.75 ft.).

Applicant's Reasons:

- The proposed building is shallow and wide in comparison to other industrial developments in the East Cloverdale Industrial Park. It is expensive to satisfy the requirements of the BC Building Code with the construction material to provide a zero metre setback.
- The reduced setback is proposed to be landscaped to improve the aesthetics from the driveaisle of the adjoining property.

Staff Comments:

- The applicant has proposed planting along the reduced setback area. This side of the building is adjacent to the driveway access for the adjoining industrial building, which creates a view corridor for the up-lying residential development. Staff have no concerns with the requested relaxation.

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.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	Development Variance Permit No. 7911-0201-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Patrick Stewart Architect and Van der Zalm Associates respectively, dated October 25, 2011 and August 17, 2011.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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. 11/3/11 11:22 AM

Information for City Clerk

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

1. (a) Agent: Name: Ken Zukiwsky
 Liberty Contact Management Inc.
 Address: 19292 60 Ave
 Surrey BC V3S 3M2

 Tel: (604) 534-3412

2. Properties involved in the Application
 - (a) Civic Address: 18465 - 53 Avenue

 - (b) Civic Address: 18465 - 53 Avenue
 Owner: BC Plant Health Care Inc., Inc. No. BCo610308
 PID: 026-283-409
 Lot 3 Section 4 Township 8 New Westminster District Plan BCP17574

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7911-0201-00 and bring the Development Variance Permit forward for indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,980 m ²
Road Widening area		
Undevelopable area		503.2 m ²
Net Total		3,437.4 m ²
LOT COVERAGE (in % of net lot area)	60%	15.6%
Buildings & Structures		15.6%
Paved & Hard Surfaced Areas		25.8%
Total Site Coverage		41.4
SETBACKS (in metres)		
Front	7.5m	17.5 m
Rear	7.5m	38.13 m
Side #1 (W)	7.5m	1.75 m
Side #2 (E)	7.5m	*7.5m
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0 m	7.16 m
Accessory	6.0 m	n/a
NUMBER OF RESIDENTIAL UNITS	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	3,980 m ²	801.8 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,980 m ²	801.8 m ²

*** Variance requested**

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	0.20
FAR (net)	1.0	0.228
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	8	8
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	8	8
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

1 SITE PLAN
SCALE: 1/16" = 1'-0"

FOR TREE SPECIES AND PLACEMENT DRAWINGS SEE LANDSCAPE DRAWINGS

REINFORCING AND PLACEMENT DRAWINGS SEE LANDSCAPE DRAWINGS

SOIL STORAGE BIN DRAWINGS SEE LANDSCAPE DRAWINGS

SWAY MULCH STORAGE BIN DRAWINGS SEE LANDSCAPE DRAWINGS

WOOD ROUND STORAGE BIN DRAWINGS SEE LANDSCAPE DRAWINGS

SEE LANDSCAPE DRAWINGS

CHANLINK FENCE-COLOURBACK DRAWINGS SEE LANDSCAPE DRAWINGS

47 FT TRUCK TURNING RADIUS, ILLUSTRATED

PROPERTY LINE

53 RD AVENUE

ASPHALT PARKING LOT

PROPOSED BUILDINGS

PLAN 50-1/7

2 EXTERIOR GATE DETAIL
SCALE: 1/4" = 1'-0"

CENTRELINE OF GATE

LOCABLE GATE

PAINTED STEEL SPRING GATE, FOR STEEL DIMENSIONS SEE STRUCTURAL DRAWINGS

FOR GATE FRAMING DETAILS SEE STRUCTURAL DRAWINGS

3 ROOF PLAN
SCALE: 1/16" = 1'-0"

SOFFIT

ROOF

SEE NOTES

4 SAMPLE LOG DESIGN SITE SIGN
SOFFIT

REV	DATE	DESCRIPTION	BY	START DATE	PROJECT NO.	NOTED
10	2011-08-17	ISSUED FOR BUILDING PERMIT	MM	MAY 6 '11	2011-07	PRS
11	2011-08-21	REVISED FOR EXEMPTION FORM	SM			PRS
12	2011-08-25	REVISED FOR EXEMPTION FORM	SM			SUM
13	2011-08-25	REVISED FOR EXEMPTION FORM	SM			PRS
14	2011-08-28	REVISED FOR EXEMPTION FORM	SM			PRS

Architects Address: BLDG #4 - 7201 EDDER ROAD CHILLIWACK, B.C. V2R 4G5 CANADA

(604) 824 1888 - TEL
(604) 824 1862 - FAX
patrick.stewart@stewartarchitect.com

Patrick R. Stewart Architect

Liberty Construction Managers Project Managers
www.libertyconstruction.com

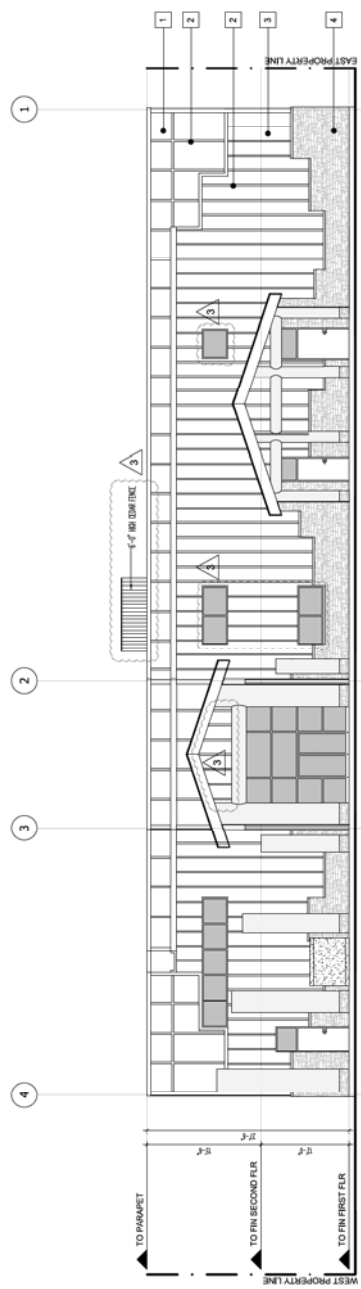
BC PLANT HEALTH CARE
HEAD OFFICE FACILITY
HUBS SUSANAWAY, SURREY, BC

SITE PLAN & ROOF PLAN

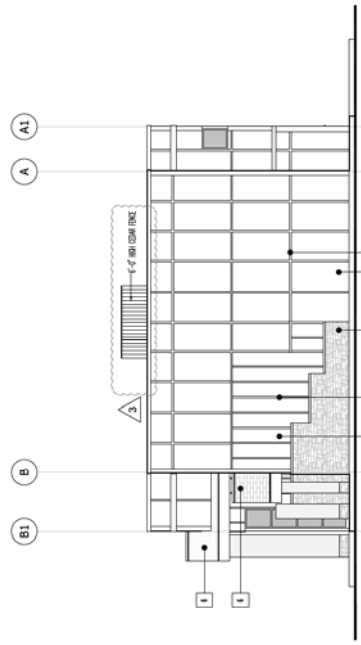
Project Name: BC PLANT HEALTH CARE
Project No: 2011-07
Rev No: 4.0
Architect's Seal: May 6 '11

DO NOT SCALE DRAWING

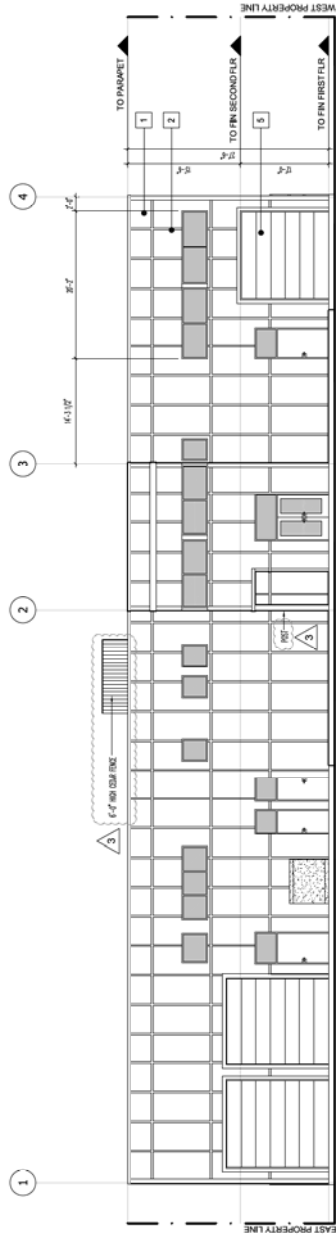
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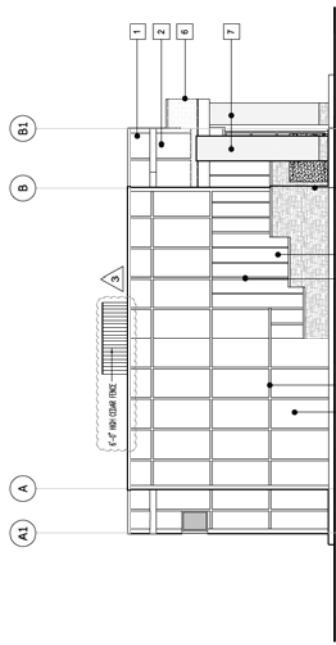
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND

- 1 FIBER-CEMENT SIDING: TIMBERBARK (JH 40-30)
- 2 FIBER-CEMENT TRIM: CHARBROWN (BM 2137-20)
- 3 FIBER-CEMENT SIDING: MONTEREY TAUPE (JH 40-20)
- 4 CULTURED STONE: JAS JUNE (CS-366) SOUTHERN LEDGESTONE
- 5 EXTERIOR METAL DOORS: SLATE GREY
- 6 ASPHALT SHINGLES
- 7 LOG TIMBER

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CANADA
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(604) 824 1862 - FAX
patrick.stewart@bcus.net



GENERAL NOTES
DO NOT SCALE DRAWING

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10	2011-02-17	DESIGNED FOR EXHIBIT F001	MM	MAY 6' 11	2011-07	
11	2011-02-22	REVISED FOR EXHIBIT F001	SM	DESIGNED	PRS	
12	2011-02-25	REVISED FOR EXHIBIT F001	SM	DESIGN	SUM	
13	2011-02-25	REVISED FOR EXHIBIT F001	SM	CHECKED	PRS	
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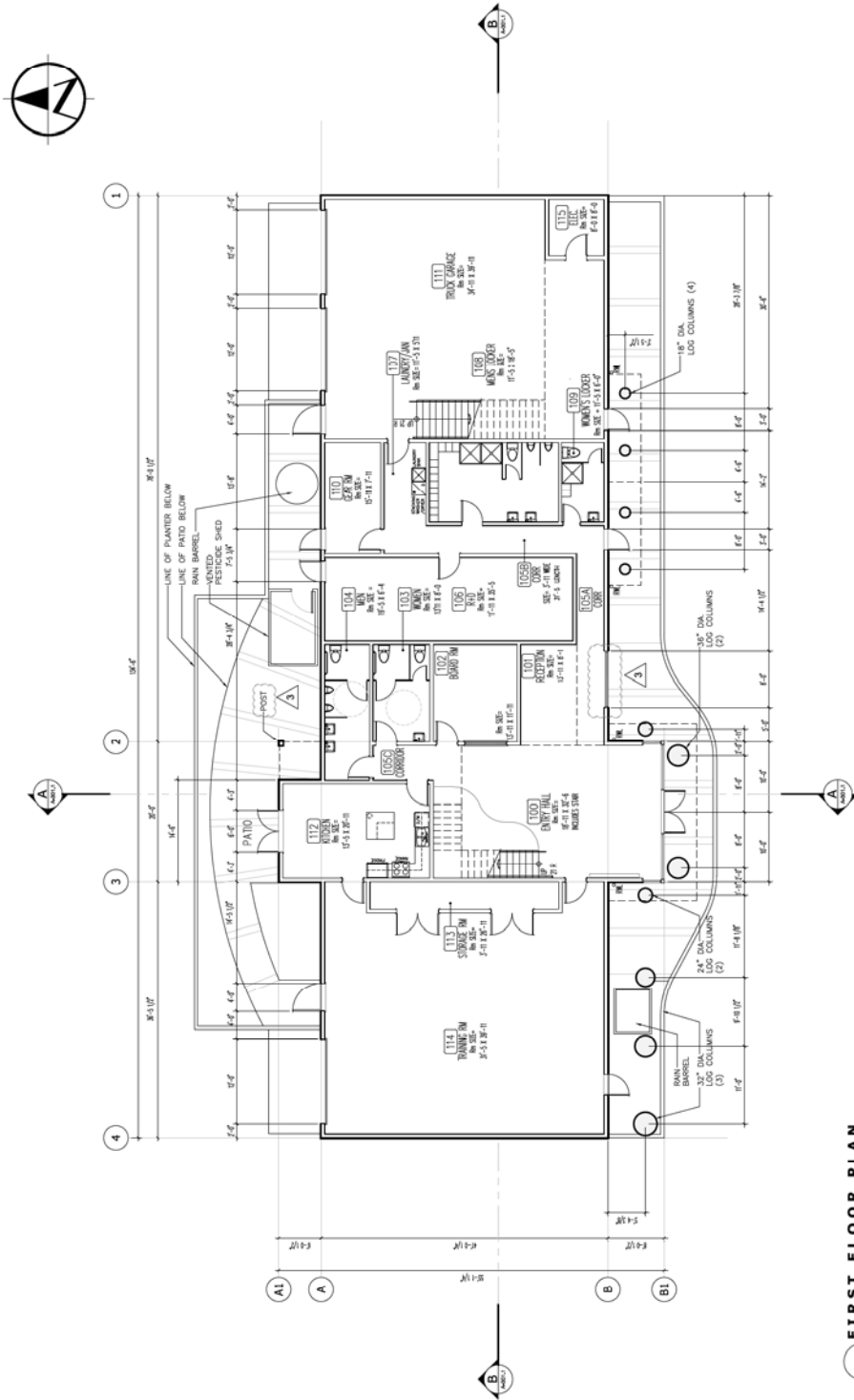
Project Name
BC PLANT HEALTH CARE
HEAD OFFICE FACILITY
14955 230th Avenue, Surrey, BC

Project No.
2011-07

Rev No.
3.0

Architect's Seal
A-201.1

EXTERIOR ELEVATIONS



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Project Name
**BC PLANT HEALTH CARE
HEAD OFFICE FACILITY
1485 25th Avenue, Surrey, BC**

Project No.
2011-07

Rev No.
3.0

Project No.
2011-07

Rev No.
A-101.2

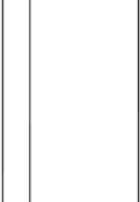
Architect Seal

START DATE
MAY 8 '11

BY
DESIGNED: PRS
DRAWN: SUM
CHECKED: PRS
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY	START DATE
10	2011-05-17	ISSUED FOR PERMIT FROM	SM	DESIGNED
11	2011-05-22	REVISED FOR PERMIT FROM	SM	DRAWN
12	2011-05-25	REVISED FOR PERMIT FROM	SM	CHECKED
				SCALE

GENERAL NOTES



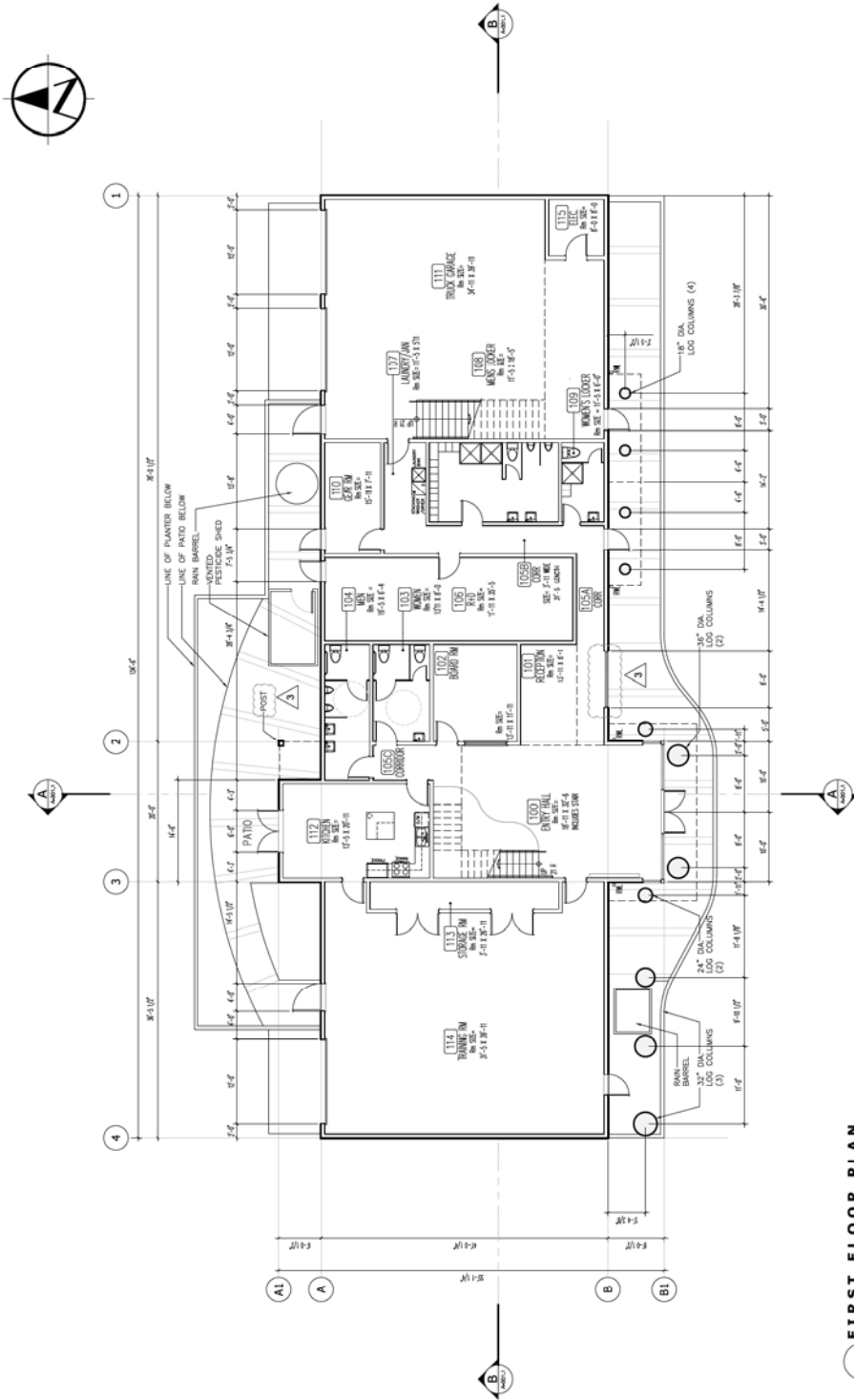
Architect Address
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**Patrick R. Stewart
Architect**

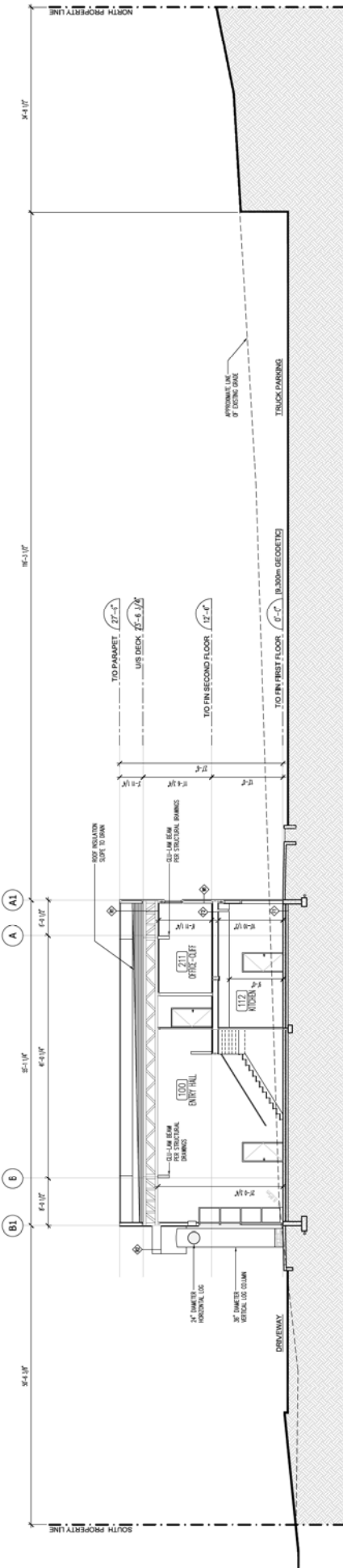
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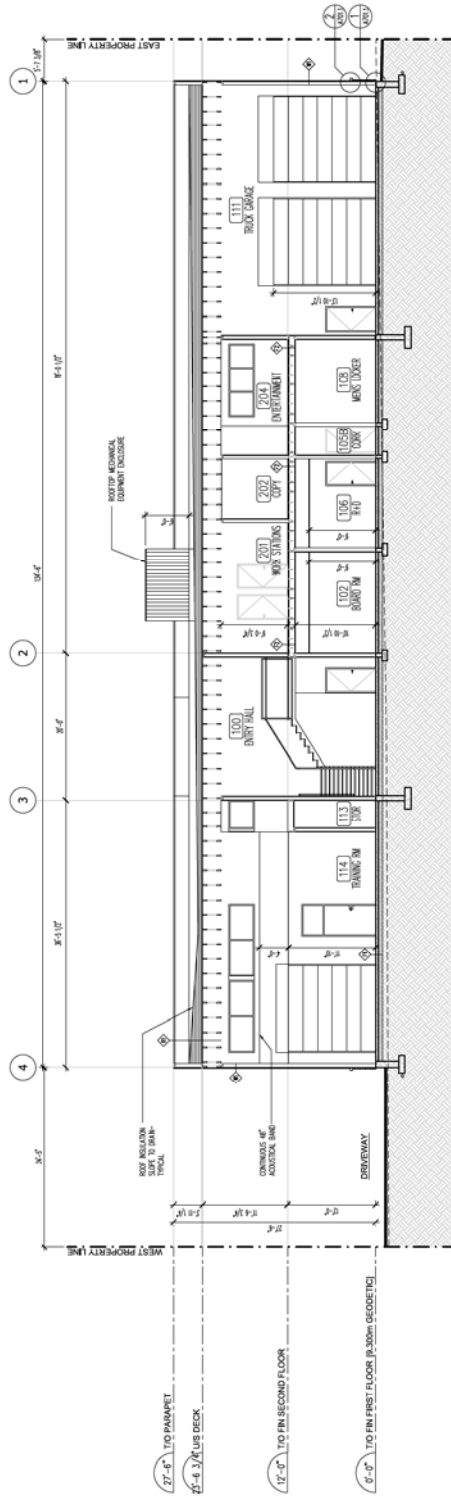
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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		Project Name BC PLANT HEALTH CARE HEAD OFFICE FACILITY 14855 SUSSEX AVENUE, SUITE 100, BC		FIRST FLOOR PLAN			



A SECTION
SCALE: 1/8"=1'-0"



B SECTION
SCALE: 1/8"=1'-0"

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www.libertyconstruction.com

GENERAL NOTES

REV	DATE	DESCRIPTION	BY	START DATE	ARCHITECT SEAL
10	2011-02-26	ISSUED FOR BUILDING PERMIT	SM	DESIGNED	PRS
				DRAWN	SMW
				CHECKED	PRS
				SCALE	1/8" = 1'-0"

Project Name
BC PLANT HEALTH CARE
HEAD OFFICE FACILITY
14925 235th AVENUE, SURREY, BC

Project No. 2011-07
Rev No. 1.0
Drawing No. A-301.1

BUILDING SECTIONS

BC Plant Health Care - Landscape Development:

Client/Owner:
**BC Plant Health Care
 Cloverdale Facility**
 18465 53rd Avenue
 Surrey, BC
 V4A 1V7

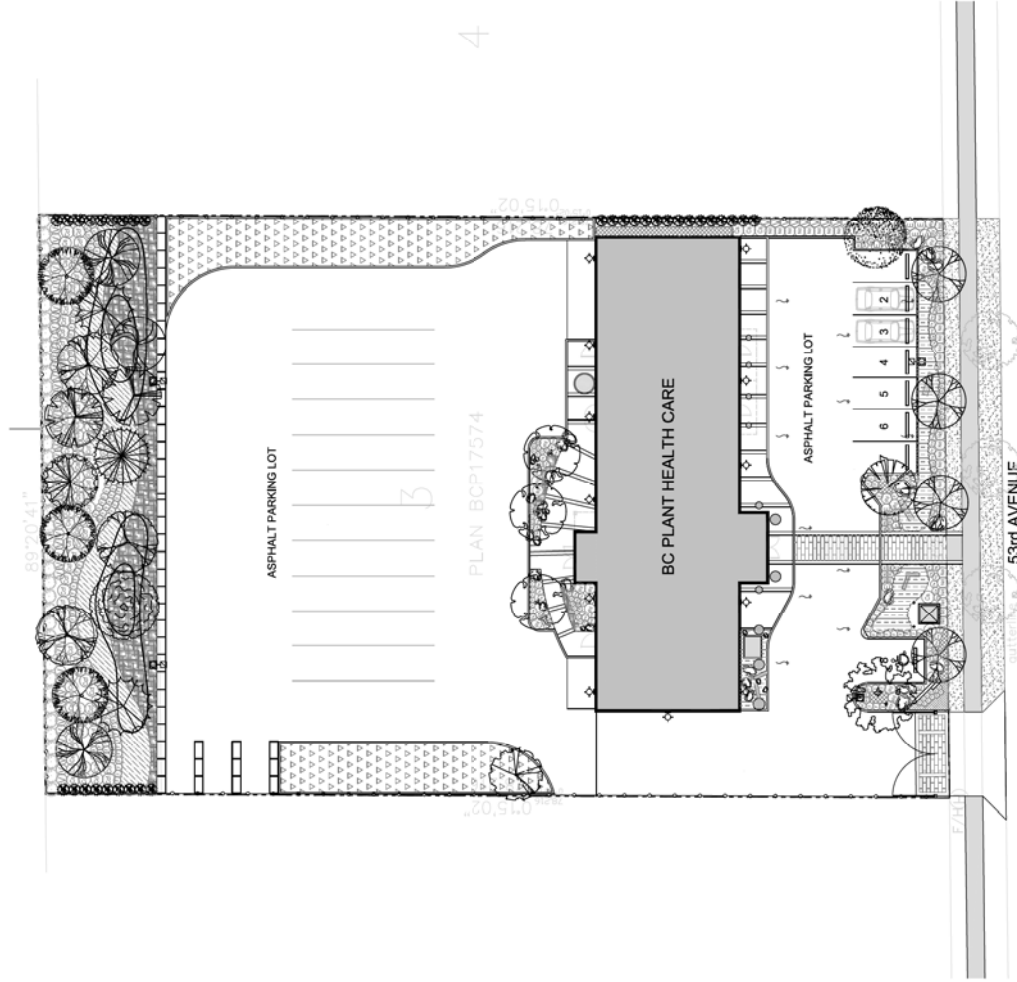
Architect:
Patrick R. Stewart Architect
 18465 53rd Avenue
 Surrey, BC
 V4A 1V7

Landscape Architect:
von der Zain + associates Inc.
 41 2017 8 Avenue
 Langley, BC
 V4A 1V7

Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	SITE PLAN AND TREE PLAN
L-03	PLANTING PLAN
LD-01	DETAILS



SITE LOCATION MAP
 SCALE: NTS



SITE PLAN
 SCALE: 1:200

von der Zain + associates Inc.
 41 2017 8 Avenue
 Langley, BC
 V4A 1V7

**Patrick R. Stewart
 Architect**

NOTES:

COVER SHEET

REVISIONS

No.	Description	Date
1 <td>Issue for DP <td>Aug. 17, 2011</td> </td>	Issue for DP <td>Aug. 17, 2011</td>	Aug. 17, 2011
2 <td>Revised for DP <td>March 2011</td> </td>	Revised for DP <td>March 2011</td>	March 2011



PROJECT:
 BC Plant Health Care
 Cloverdale

LOCATION:
 18465 53rd Avenue
 Surrey, BC

CONTRACTOR SHALL CHECK ALL DIMENSIONS FOR THE CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.

DRAWING NO.:
 DP2011-30

DRAWN: SH
CHECKED: MVDZ
APPROVED: MVDZ
DATE: AUG. 17, 2011

L-01

SITE PLAN AND TREE PLAN



PROJECT NO. DP2011-30

DRAWING NO. L-02

van der Zahn + associates Inc.
 100-1100 West Broadway
 Vancouver, BC V6H 4R2
 P: 604.682.0204
 F: 604.682.0202
 info@vza.com
 vza.com

Patrick R. Stewart
 Architect

NOTES:

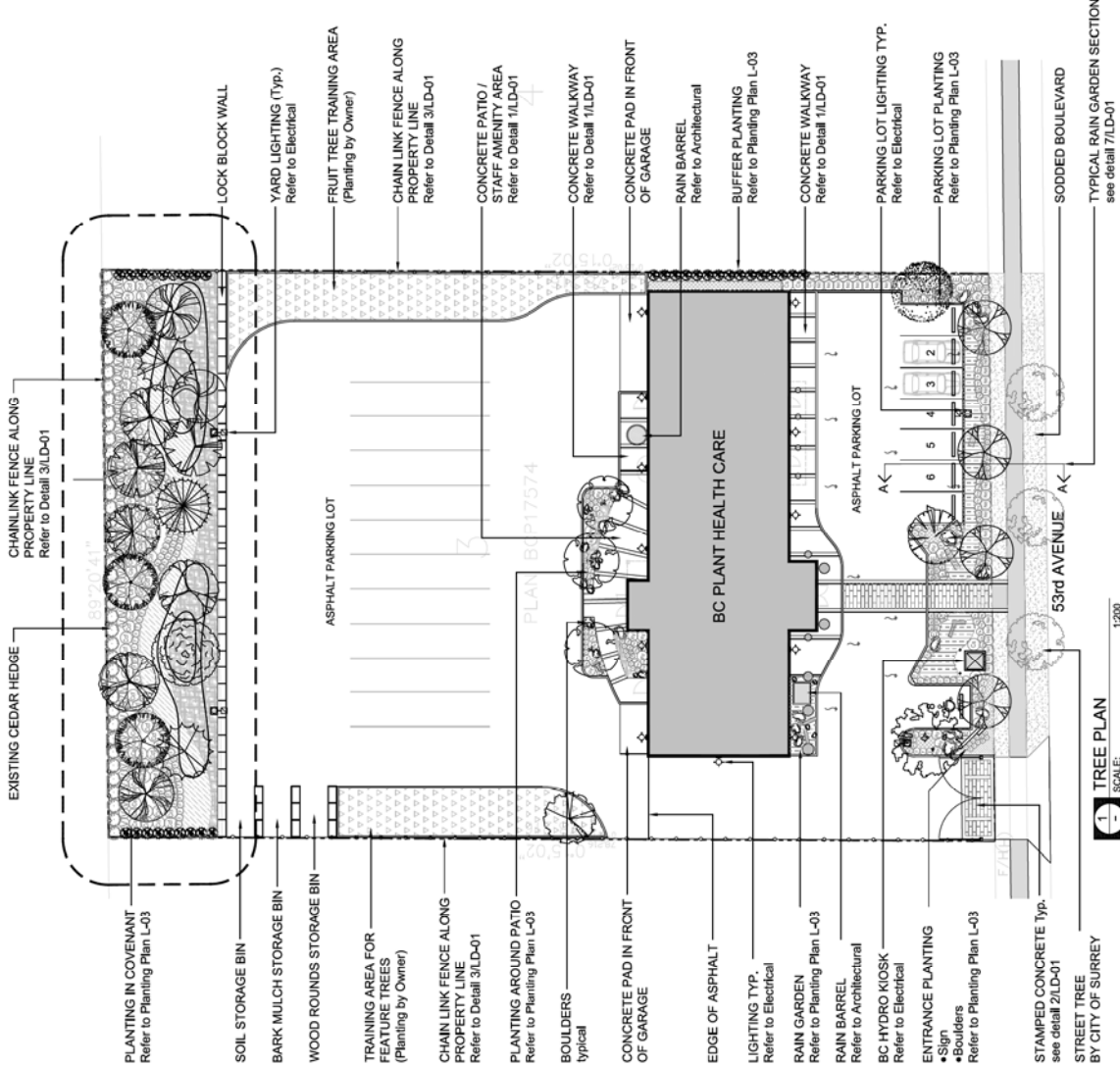
1. CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO THE COMMENCEMENT OF WORK.

NO.	REVISION	DATE
1	Issue for DP	Aug. 17, 2011
2	Revised for DP	Sept. 2, 2011

PROJECT:
BC Plant Health Care
 Cloverdale

LOCATION:
 18465 53rd Avenue
 Surrey, BC

DRAWN	SH
CHECKED	MVDZ
APPROVED	MVDZ
CAD FILE	USE/REPAIR/RELOADING
SCALE	1:200
DATE	AUG. 17, 2011



TREE LEGEND	COMMON NAME	QUANTITY	SIZE	SPACING
	Amelanchier	1	10" DBH	10' x 10'
	Amelanchier	1	10" DBH	10' x 10'
	Amelanchier	1	10" DBH	10' x 10'
	Amelanchier	1	10" DBH	10' x 10'
	Amelanchier	1	10" DBH	10' x 10'
	Amelanchier	1	10" DBH	10' x 10'
	Amelanchier	1	10" DBH	10' x 10'
	Amelanchier	1	10" DBH	10' x 10'
	Amelanchier	1	10" DBH	10' x 10'
	Amelanchier	1	10" DBH	10' x 10'

TREES SCHEDULE	COMMON NAME	QUANTITY	SIZE	SPACING
1	Amelanchier	1	10" DBH	10' x 10'
2	Amelanchier	1	10" DBH	10' x 10'
3	Amelanchier	1	10" DBH	10' x 10'
4	Amelanchier	1	10" DBH	10' x 10'
5	Amelanchier	1	10" DBH	10' x 10'
6	Amelanchier	1	10" DBH	10' x 10'
7	Amelanchier	1	10" DBH	10' x 10'
8	Amelanchier	1	10" DBH	10' x 10'
9	Amelanchier	1	10" DBH	10' x 10'
10	Amelanchier	1	10" DBH	10' x 10'

NOTES:
 1. MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BC AND LOCAL JURISDICTIONS.
 2. TYPICAL SPACING SHALL BE FROM A DIRECTIONAL SOURCE. A FULL WALL OF THE TYPICAL WALL BE
 3. AMEND TYPICAL SPACING FOR ALL OTHER RECOMMENDATIONS PRIOR TO PROCEEDING ON SITE. REJECT
 4. TYPICAL SPACING FOR PLANTING AS FOLLOWS:
 a. SPACING SHALL BE 10' x 10' FOR ALL PLANTING.
 b. SPACING SHALL BE 10' x 10' FOR ALL PLANTING.
 c. SPACING SHALL BE 10' x 10' FOR ALL PLANTING.
 5. SPACING SHALL BE 10' x 10' FOR ALL PLANTING.
 6. SPACING SHALL BE 10' x 10' FOR ALL PLANTING.

1 TREE PLAN
 SCALE: 1" = 1200'

van der Zalm + associates Inc.
 1001-1002
 1001-1002
 1001-1002

**Patrick R. Stewart
 Architect**

PLANTING PLAN



PROJECT NO. DP2011-30

DRAWING NO. L-03

NOTES:

1. This drawing is the property of the Architect and shall remain confidential. It is to be used only for the project and location specified herein. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.

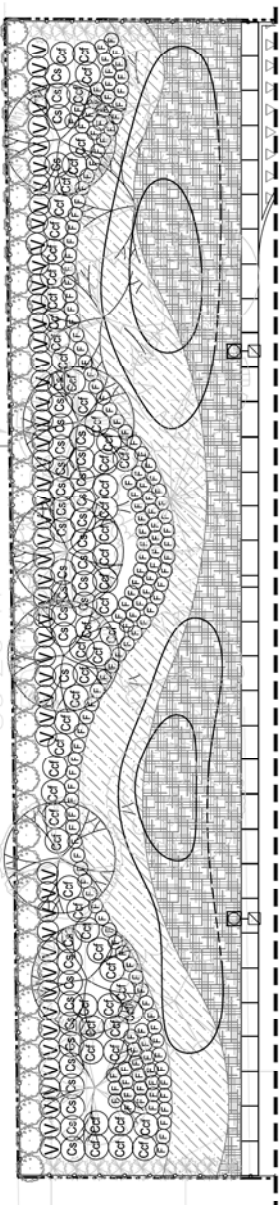
NO.	DESCRIPTION	DATE
1	Issue for DP	Aug. 17, 2011
2	Issue for GP	March 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS TO THE COMMENCEMENT OF CONSTRUCTION TO THE LAYOUT AND FINISH GRADES INDICATED ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FINISH GRADES AT THE COMPLETION OF THIS WORK.

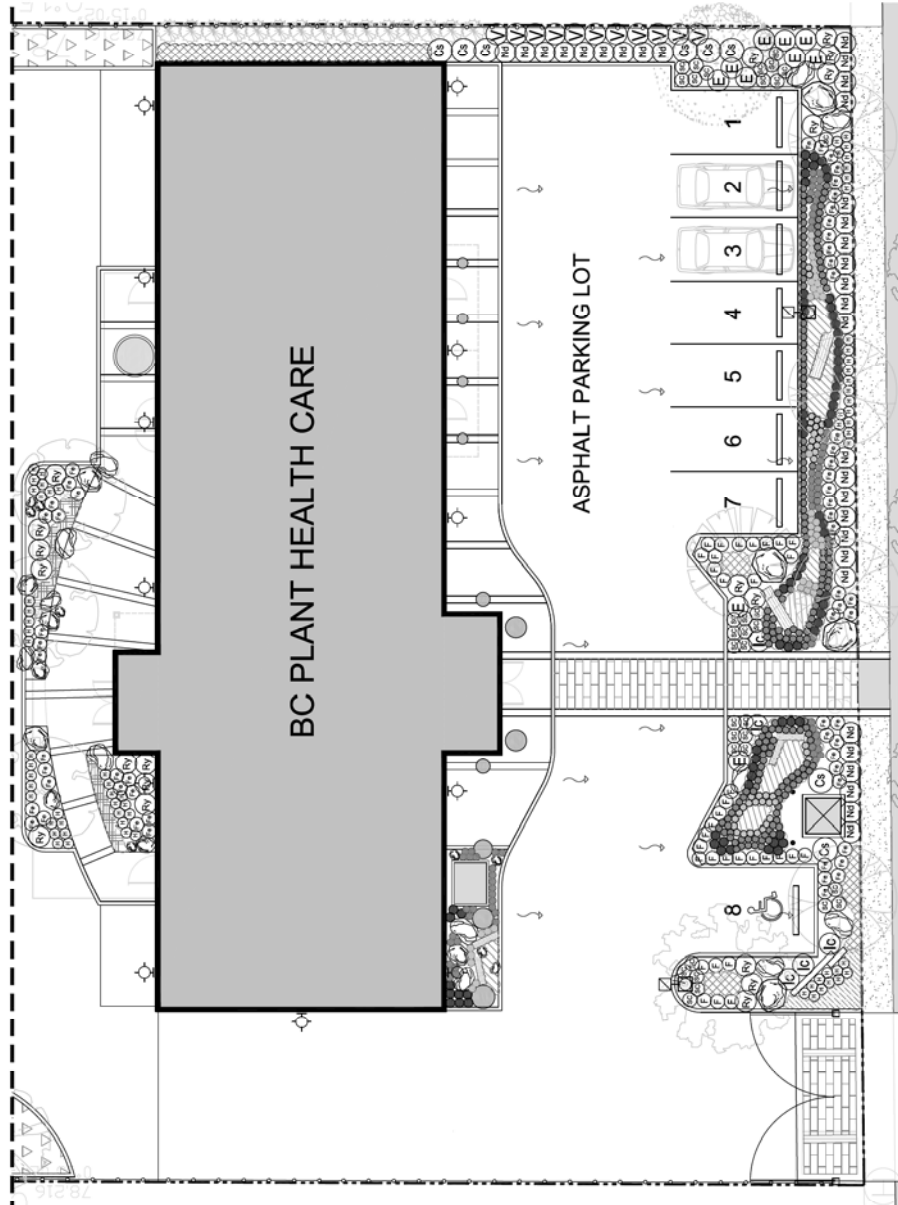
PROJECT: BC Plant Health Care
 Cloverdale

LOCATION:
 18465 53rd Avenue
 Surrey, BC

DRAWN	SH
CHECKED	MMOZ
APPROVED	MMOZ
CAD FILE	LAST PLANTING PLAN.DWG
DATE	AUG. 17, 2011
SCALE	1:100



1 NORTH PLANTING PLAN (COVENANT)
 SCALE: 1:100



2 SOUTH PLANTING PLAN
 SCALE: 1:100

SHRUBS SCHEDULE

SYMBOL	SYMBOL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
[Symbol]	1	Red-Tipped Dogwood	8	#4	600mm O.C.
[Symbol]	2	Green-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	3	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	4	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	5	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	6	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	7	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	8	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	9	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	10	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	11	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	12	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	13	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	14	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	15	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	16	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	17	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	18	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	19	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	20	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	21	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	22	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	23	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	24	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	25	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	26	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	27	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	28	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	29	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	30	Black-Striped Dogwood	8	#4	600mm O.C.

RAIN GARDEN PLANTING PLAN AND LEGEND

SYMBOL	SYMBOL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
[Symbol]	1	Red-Tipped Dogwood	8	#4	600mm O.C.
[Symbol]	2	Green-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	3	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	4	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	5	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	6	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	7	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	8	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	9	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	10	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	11	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	12	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	13	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	14	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	15	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	16	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	17	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	18	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	19	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	20	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	21	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	22	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	23	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	24	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	25	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	26	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	27	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	28	Black-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	29	White-Striped Dogwood	8	#4	600mm O.C.
[Symbol]	30	Black-Striped Dogwood	8	#4	600mm O.C.

NOTES:
 1. THE PLAN SHALL BE SET AS SHOWN UNLESS OTHERWISE SPECIFIED.
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TORONTO AND VANCOUVER CITY TREE SPECIFICATIONS AND THE CANADIAN STANDARD FOR PLANTING.
 3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TORONTO AND VANCOUVER CITY TREE SPECIFICATIONS AND THE CANADIAN STANDARD FOR PLANTING.
 4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TORONTO AND VANCOUVER CITY TREE SPECIFICATIONS AND THE CANADIAN STANDARD FOR PLANTING.
 5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TORONTO AND VANCOUVER CITY TREE SPECIFICATIONS AND THE CANADIAN STANDARD FOR PLANTING.
 6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TORONTO AND VANCOUVER CITY TREE SPECIFICATIONS AND THE CANADIAN STANDARD FOR PLANTING.
 7. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TORONTO AND VANCOUVER CITY TREE SPECIFICATIONS AND THE CANADIAN STANDARD FOR PLANTING.
 8. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TORONTO AND VANCOUVER CITY TREE SPECIFICATIONS AND THE CANADIAN STANDARD FOR PLANTING.
 9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TORONTO AND VANCOUVER CITY TREE SPECIFICATIONS AND THE CANADIAN STANDARD FOR PLANTING.
 10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TORONTO AND VANCOUVER CITY TREE SPECIFICATIONS AND THE CANADIAN STANDARD FOR PLANTING.



van der Zahn + associates Inc.
 1000 West Broadway
 Vancouver, BC V6C 2M5
 P: 604.682.2024
 F: 604.682.2042
 info@vzassociates.com
 vzassociates.com



Patrick R. Stewart
 Architect

NOTES:

1. The Contractor shall be responsible for the accuracy of all dimensions and shall verify the accuracy of all dimensions on site prior to construction.

NO.	REVISION/ISSUE	DATE
1	Issue for DP	Aug. 17, 2011
2	Revisions for DP	March 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS TO THE CONTRACT DOCUMENTS AND VERIFY THE ACCURACY OF ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

PROJECT:
 BC Plant Health Care
 Cloverdale

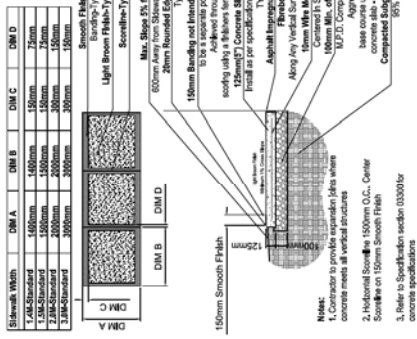
LOCATION:
 18465 53rd Avenue
 Surrey, BC

DRAWN	SH
CHECKED	MV/DZ
APPROVED	MV/DZ
SCALE	As Noted
DATE	AUG. 17, 2011

DRAWING NO.
LD-01

PROJECT NO.
 DP2011-30

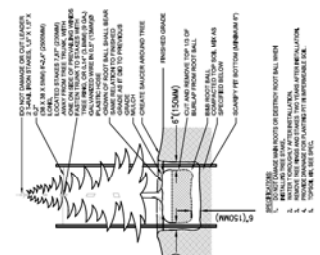
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DETAILS



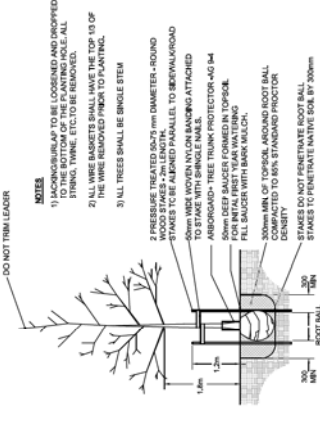
- Notes:**
- Refer to detail 5 bit. sheet for location of expansion & control joints. Control joint layouts to be chalk marked and approved by landscape architect prior to completion.

Pattern:	Running Bond New Brick (EF-5150)
Manufacturer:	Brickform
Colour:	Dark Colors - Omaha Tan 5084
Release:	Dark Colors - Mocha 5058

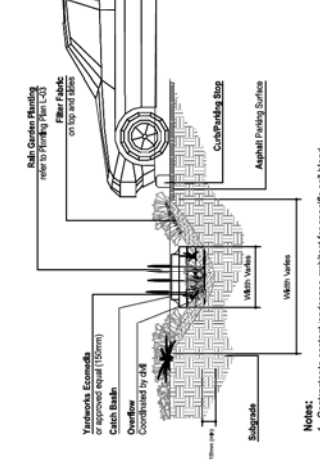
1 CONCRETE SIDEWALK DETAIL
 SCALE: 1:30



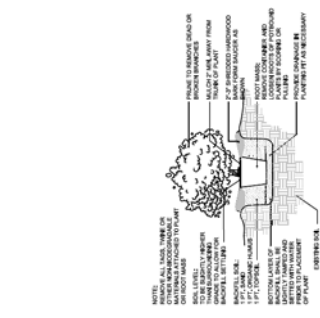
2 STAMPED CONCRETE DETAIL
 SCALE: 1:30



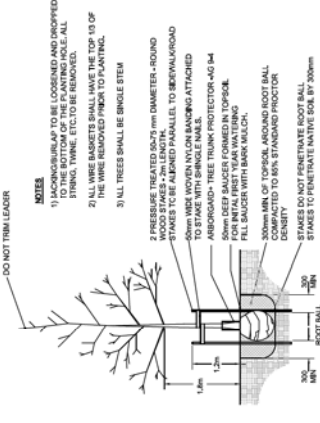
3 CHAIN LINK FENCE DETAIL
 SCALE: 1:10



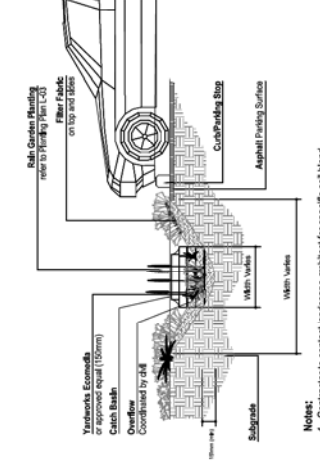
4 SHRUB PLANTING DETAIL
 SCALE: N.T.S.



5 CONIFEROUS TREE PLANTING
 SCALE: N.T.S.



6 DECIDUOUS TREE PLANTING
 SCALE: N.T.S.



7 TYPICAL RAIN GARDEN SECTION
 SCALE: N.T.S.

- Notes:**
- Install all components as per manufacturer's specifications.
 - Tie wire mesh to line posts at every second knuckle.
 - Tension bar through every mesh loop.

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: October 31, 2011

PROJECT FILE: 7811-0201-00

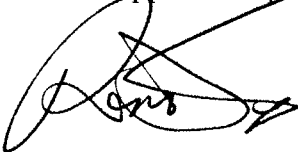
**RE: Engineering Requirements (Commercial/Industrial)
Location: 18465 53 Ave**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

A Servicing Agreement is not required prior to issuance of the Development Permit.

All on-site works and service connections must be processed through a subsequent Building
Permit application process.



Rémi Dubé, P.Eng.
Development Services Manager

RSS

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0201-00

Issued To: BC PLANT HEALTH CARE INC
(INCORPORATION NO. BC0610308)

("the Owner")

Address of Owner: 18465 - 53 Avenue
Surrey BC
V3S 7A4

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: 026-283-409
Lot 3 Section 4 Township 8 Plan BCP17574 New Westminster District

18465 - 53 Avenue

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Part 48 Light Impact Industrial Zone, Section F Yards and Setbacks, the east side yard setback is varied from 7.5 metres (25 ft.) or 0 metre to 1.75 metres (5.75 ft.)
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.

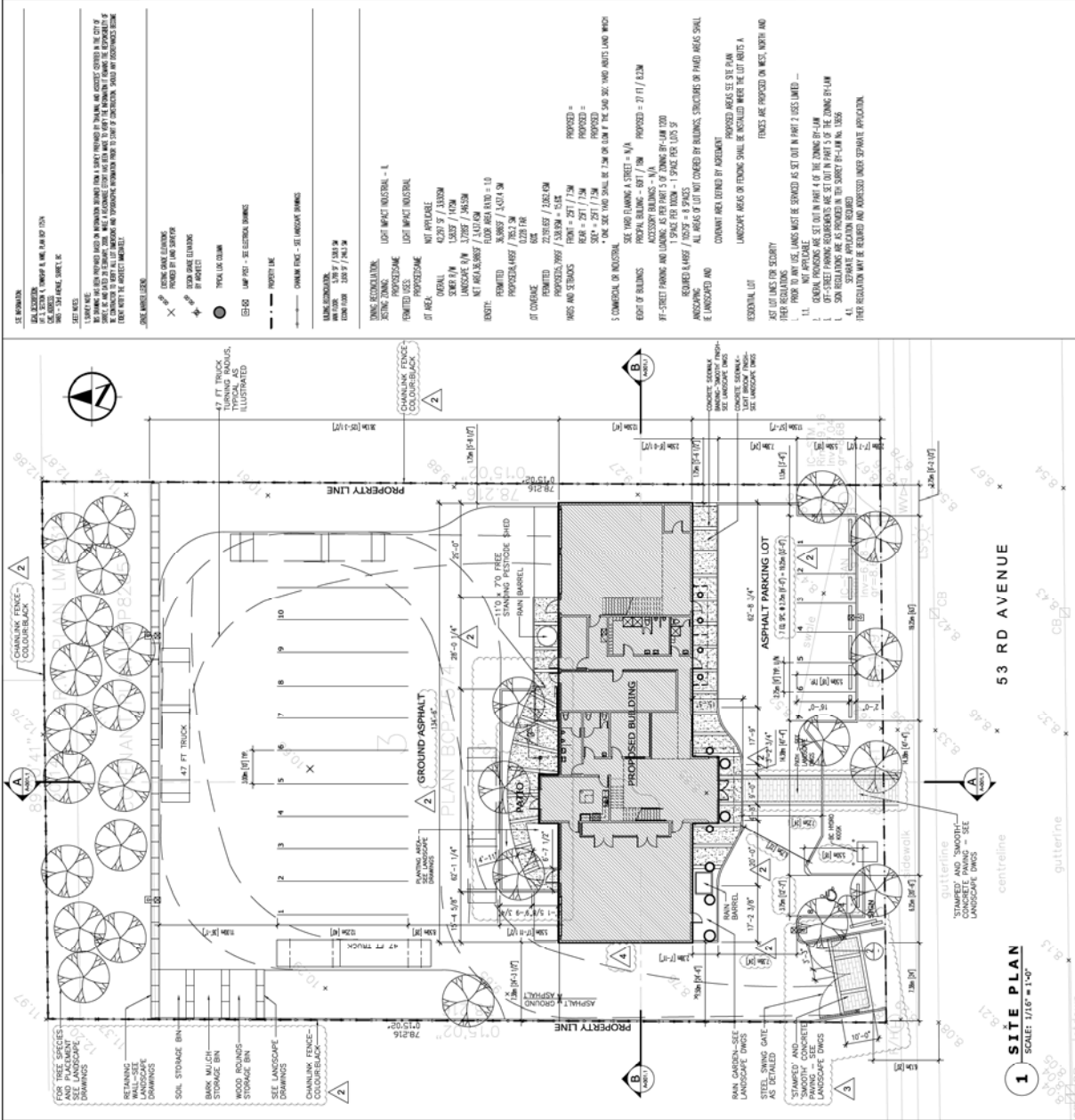
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

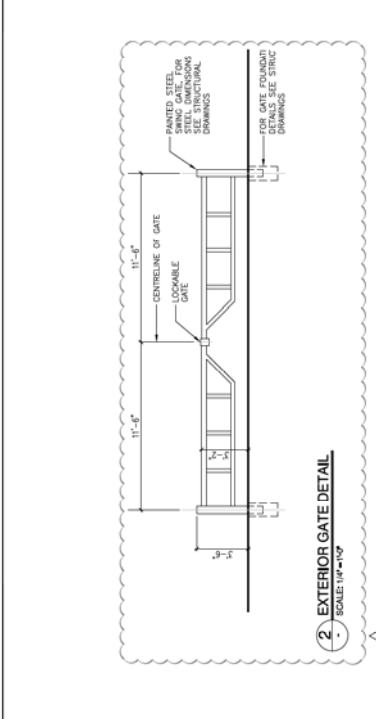
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

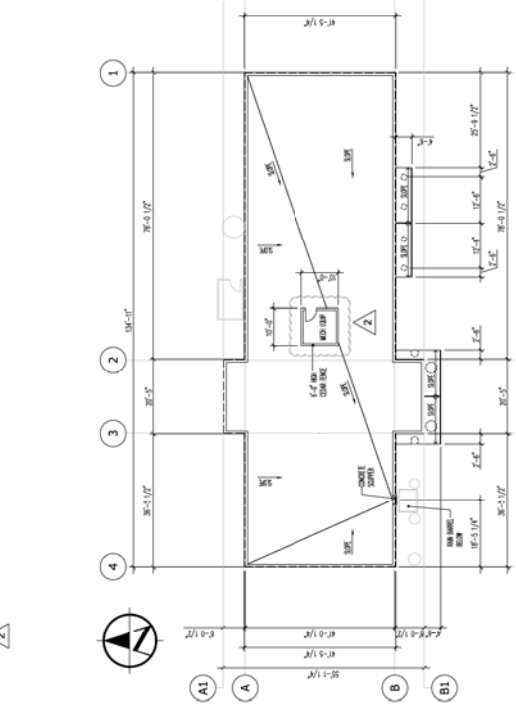
City Clerk – Jane Sullivan



1 SITE PLAN
SCALE: 1/16" = 1'-0"



2 EXTERIOR GATE DETAIL
SCALE: 1/4" = 1'-0"



3 ROOF PLAN
SCALE: 1/16" = 1'-0"



4 SAMPLE LOG DESIGN SITE SIGN
SCALE: 1/4" = 1'-0"

<p>Project Name: BC PLANT HEALTH CARE HEAD OFFICE FACILITY, 53RD STREET PARKWAY, SUDBURY, BC</p> <p>Project No.: 2011-07 Draw No.: A-101.1</p>	
<p>Architect's Seal: Patrick R. Stewart Architect</p>	
<p>Architect's Address: BLDG #4 - 7201 EDDER ROAD CHILLIWACK, B.C. V2R 4G5 CANADA</p> <p>Phone: (604) 824 1888 - TEL Fax: (604) 824 1862 - FAX Email: patrick.stewart@stewart.net</p>	
<p>Project Description: SITE PLAN & ROOF PLAN</p>	
<p>Rev. No. 4.0</p>	<p>Scale: NOTED</p>
<p>Rev. Date: MAY 6' 11</p>	<p>By: PRS</p>
<p>Rev. Description: DESIGNED</p>	<p>By: LM</p>
<p>Rev. Description: DESIGN</p>	<p>By: LM</p>
<p>Rev. Description: CHECKED</p>	<p>By: LM</p>
<p>Rev. Description: NOTED</p>	<p>By: LM</p>

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Patrick R. Stewart Architect

LIBERTY CONSTRUCTION MANAGERS PROJECT MANAGERS
www.libertycm.com

GENERAL NOTES