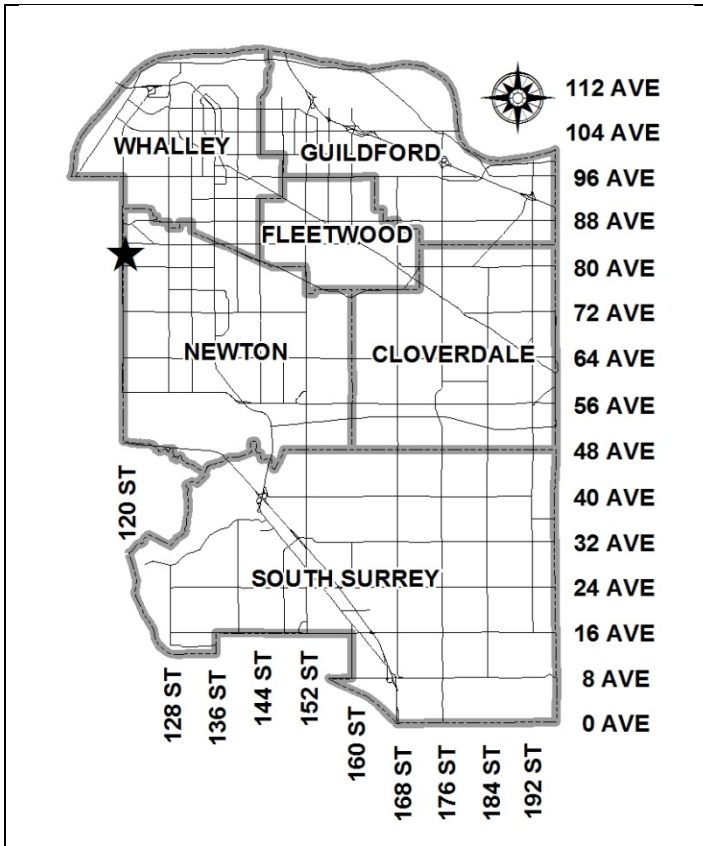


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0089-00

Planning Report Date: November 26, 2012

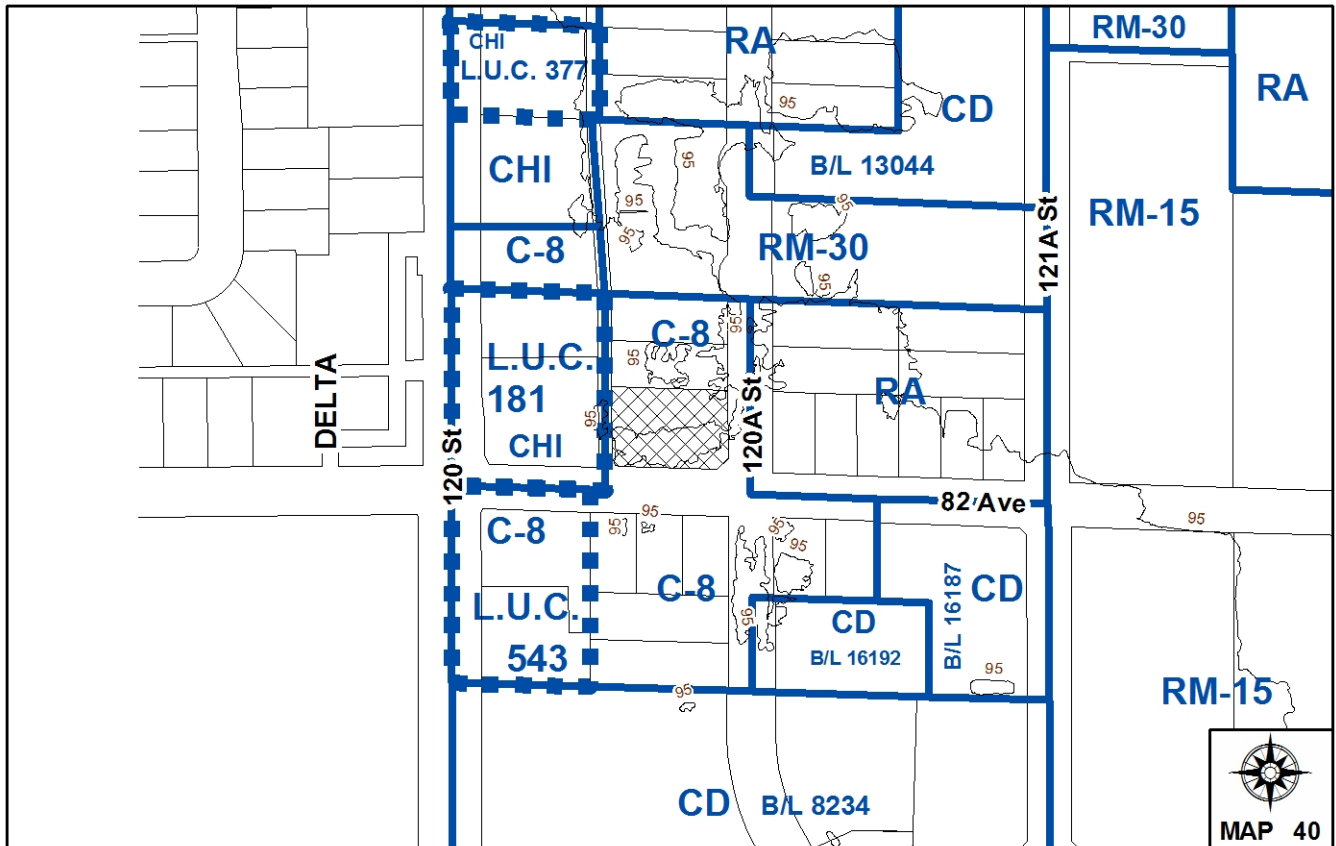


PROPOSAL:

- Development Permit
- Development Variance Permit

to permit the development of a 2-storey commercial/office building and to vary the west, south and east yard setbacks.

LOCATION: 12057 - 82 Avenue
OWNER: 0712872 BC Ltd
ZONING: C-8
OCP DESIGNATION: Commercial
LAP DESIGNATION: Retail Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required in order to vary the required west and south setbacks from 7.5m (25 ft) to 2 m (6.5 ft) and the front (east) setback from 7.5m (25 ft) to 5m (16.5 ft).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Newton Local Area Plan (LAP) Designation.
- Proposed setbacks achieve a more urban, pedestrian-oriented streetscape.
- The proposed setback reductions are to allow the building to be sited closer to the street in order to create a better streetscape and a more urban commercial environment.
- A similar Development Permit and Development Variance Permit were issued in 2007 but have expired. The current proposal is similar to the previous proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0089-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7912-0089-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5ft.);
 - (b) to reduce the minimum west rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.); and
 - (c) to reduce the minimum east front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) discharge of reciprocal access easement, E040-0024 (BCP34191), with 8225-120A Street, located directly north of the subject site.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Vacant property

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling.	Commercial/Commercial	C-8
East (Across 120A Street.):	Single family dwellings.	Multiple Residential/Multiple Residential	RA
South (Across 82 Avenue):	Commercial building and single family dwellings.	Commercial /Multiple Residential	C-8
West (Across lane):	Commercial building.	Commercial/Highway Commercial	CHI

DEVELOPMENT CONSIDERATIONSBackground:

- A Development Permit and Development Variance Permit were previously approved for the subject site under Development Application No. 7904-0211-00.
- Development Permit No. 7904-0211-00 entailed a commercial/office building with a floor area of 1,005 m² (10,818 ft²).
- Development Permit No. 7904-0211-00 was issued on December 20, 2007. The proposed development did not proceed and, as such, the DP has expired.
- A Development Variance Permit to reduce front and side yard setbacks to the building was also issued under application 7904-0211-00. The DVP has also expired.
- A new Development Permit and Development Variance Permit application is required as the applicant is now prepared to proceed with development.
- The site plan, design, size and footprint of the proposed building are similar to the proposal approved under the applicant's Development Permit No. 7904-0211-00.

Current Proposal:

- A Development Permit and Development Variance Permit are proposed for a commercial office building.
- The proposal is a two storey building with commercial retail on the first floor and office on the second floor.
- The Development Variance Permit is required in order to reduce the south side yard and west rear yard setback from 7.5m to 2.0m (6.5ft) and the front east yard from 7.5m (25ft) to 5.0m (16.5ft.). The proposed variances are discussed later in this report.

- The proposed floor area of the building is 1,070 sq.m (11,517.12 sq.ft), the FAR is 0.60 and site coverage is 0.31.
- The number of proposed parking stalls is 28 which satisfies the requirement under the Zoning By-law.
- Access to the site is in two locations: from the lane along the west property boundary and from 120A Street to the east.
- A reciprocal access easement was registered as part of Development Application No. 7904-0211-00 with the property immediately north of the subject site (8255 -120A Street.). This easement was a requirement of the City in order to provide flexibility in the future redevelopment pattern of the two properties to the north, which both have redevelopment potential. Both properties to the north have direct access to the lane, and potentially to 120A Street.
- The previously approved site plan incorporated a drive isle opening to the north (side) property boundary. The current site plan proposes two (2) parking stalls in this location.
- The reciprocal access easement is no longer deemed to be beneficial and will be discharged as part of this application.

Trees:

- There are no by-law size trees located on the subject site.

DESIGN PROPOSAL AND REVIEW

- The proposed two-storey commercial/office building is characterized as a contemporary building with clean lines and industrial elements.
- The design of the building is similar to that of the lapsed Development Permit with updated design features, including canopy extensions and sun shading, increased vertical articulation elements and colour scheme.
- Materials include horizontal and vertical corrugated metal siding in different profile widths, metal canopies and glazing.
- The colour scheme of the building is a light metallic grey with dark blue and red accents.
- The landscaping plan reflects an urban approach to landscape design with hard surface materials, including special pavers, with street trees located within tree wells.
- A plaza area is located east of the building and provides for an interactive space.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is located within the Newton LAP and complies with the Commercial designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The FAR is within the permitted 0.80 in the C-8 zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> N/A
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Located within close proximity of transit along 120 Street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> CPTED has been applied.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

ADVISORY DESIGN PANEL

- The project was reviewed internally by staff and was not forwarded to the Advisory Design Panel for review.
- Staff are satisfied with the high quality of the design.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum south side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5ft.);

Applicant's Reasons:

- The building is sited to create a more vibrant and active commercial space.

Staff Comments:

- The reduced south side yard setback brings the building closer to 82 Avenue and creates an urban and pedestrian-oriented streetscape. The building is located one block from 120 Street and provides an opportunity to create this type of commercial development pattern.

(b) Requested Variance:

- To reduce the minimum west side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.).

Applicant's Reasons:

- The development of the site is constrained by the size of the property and reduced setbacks help with the development potential.

Staff Comments:

- The west portion of the building is located next to the lane and siting the building closer to the lane provides for increased surveillance and interaction.

(c) Requested Variance:

- To reduce the minimum east side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.);

Applicant's Reasons:

- The development of the site is constrained by the size of the property and reduced setbacks benefit the development.

Staff Comments:

- The east setback of the building proposes an open courtyard and provides ample separation from the adjacent properties.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Engineering Summary
Appendix III	Draft Development Permit Drawings No. 7912-0089-00
Appendix IV	Development Variance Permit No. 7912-0089-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ankenman Associates Architects and Kavolinas and Associates, respectively, dated November 17, 2012.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

IM/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,844.54
Road Widening area		52.29
Undevelopable area		N/A
Net Total		1,792.25
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	0.50	0.32
Paved & Hard Surfaced Areas		0.61
Total Site Coverage		0.89
SETBACKS (in metres)		
Front	7.5	5.0
Rear	7.5	2.0
Side North	7.5	14.3
Side South	7.5	2.0
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0	10.5
Accessory		
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		492.07
Office		568.61
Total		1060.68
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		1,060.68

** 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)		0.56
FAR (net)	0.80	0.59
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)	28	28
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls	1	1
Number of small cars	7	6
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

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

DATE: **November 16, 2012**

PROJECT FILE: **7812-0089-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12057 82 Ave**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

Property and Right-of-Way Requirements

- Dedicate 1.000 metres on 82 Avenue for a total of 24.000 metres;
- Dedicate 5.0m x 5.0m corner cut at the intersection of 120A Street and 82 Avenue;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 82 Avenue and the lane;
- Provide 0.500 metre wide SROW along 82 Avenue; and
- Provide 0.500 metre wide SROW along 120A Street.

Works and Services

- Construct 82 Avenue to Collector standard;
- Construct 120A Street to Through Local standard;
- Provide restrictive covenant for water quality/sediment control inlet chamber.

The subject lot was created under project 7804-0211-00 for which a servicing agreement was executed in 2008. The works required under the servicing agreement have not been initiated. The original servicing agreement must be amended to reflect revised requirements prior to approval of this current DP/DVP.



Rémi Dubé, P.Eng.
Development Services Manager

HB



82nd AVE. COMMERCIAL PROJECT

12057 82nd AVE. SURREY, B.C.

RENDERINGS

0726

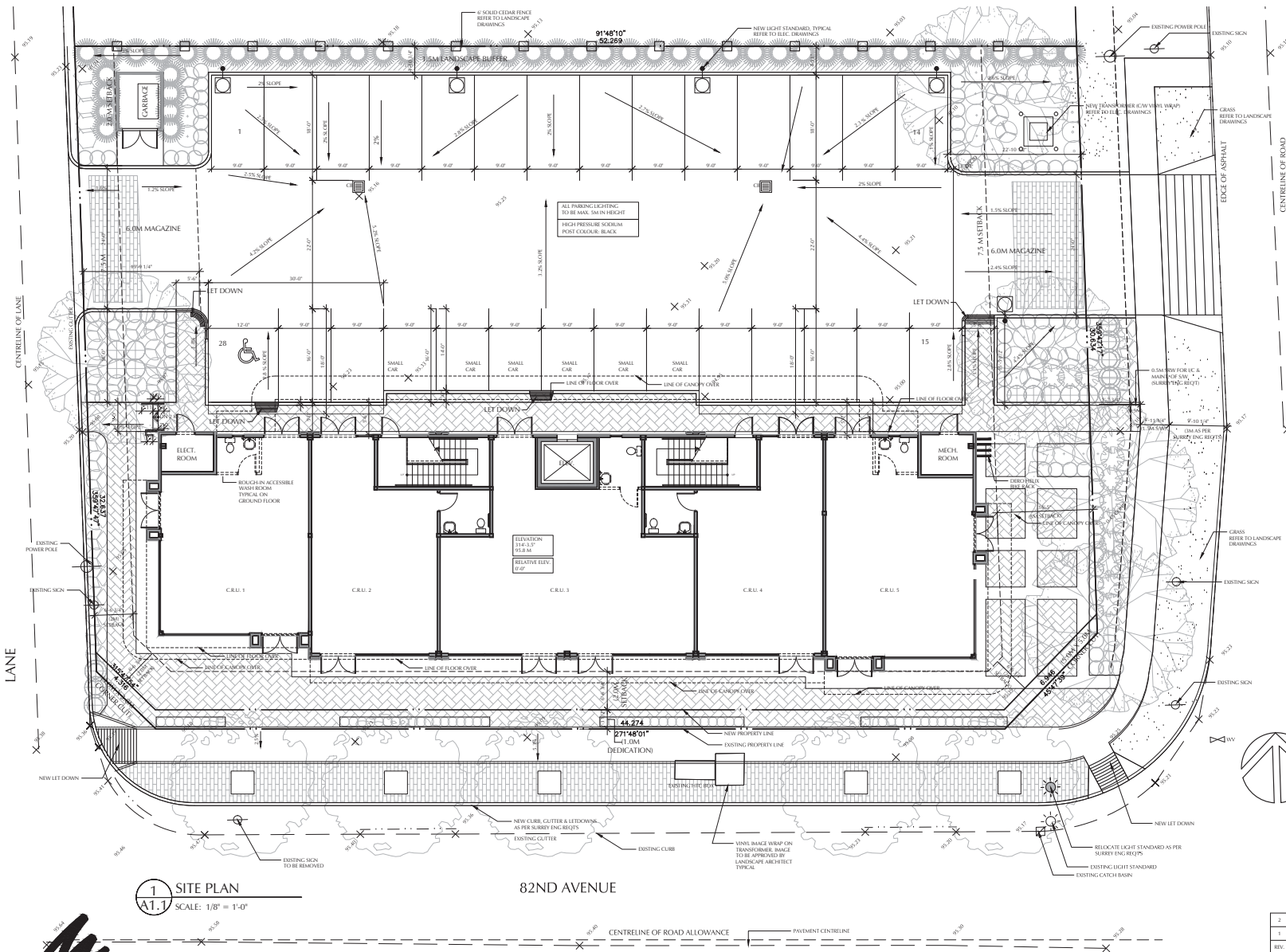
A0.1

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12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

SCALE:

SEP. 25, 2102



SYNOPSIS

ZONING CURRENT ZONING - C-8
CIVIC ADDRESS 12045, 12057 82nd AVENUE, SURREY, B.C.
LEGAL DESCRIPTION LOT 7 & 8, SECTION 30, TOWNSHIP 2, PLAN 15729
SITE AREA NET: 1792.25 square metres (19292.22 sq. ft.) = 0.18 Ha (0.44 ACRES)

BUILDING AREA
 MAIN FLOOR - RETAIL + OFFICE ENTRY : 492.07 sm (5296.79 sq.ft.)
 UPPER FLOOR - OFFICE : 569.61 sm (6120.62 sq.ft.)
 TOTAL: 1,061.68 sm (11417.44 sq.ft.)

SITE COVERAGE

ALLOWABLE	PROVIDED
0.50	0.32

 569.06/1792.25=0.32

FLOOR AREA RATIO
 1060.68/1799.26=0.59

BUILDING HEIGHT

ALLOWABLE	PROVIDED
12 m	10.5 m
4.5 m	2.0 m (garbage receptacle)

PARKING REQUIREMENTS

OCCUPANCY	REQUIRED	PROVIDED
RETAIL : 492 sq.m./100 sq.m. x 3	= 14.76 STALLS	= 15 STALLS
OFFICE : 569 sq.m./700 sq.m. x 2	= 11.38 STALLS	= 12 STALLS
ACCESSIBLE	= 1 STALL	= 1 STALL
TOTAL:		= 28 STALLS

SETBACKS

ALLOWABLE	PROVIDED	
NORTH	7.5 m	14.3 m
SOUTH	7.5 m	2.0 m
EAST	7.5 m	5.0 m
WEST	7.5 m	2.0 m

1 SITE PLAN
 A1.1 SCALE: 1/8" = 1'-0"



82nd AVE. COMMERCIAL PROJECT

12057-82nd AVE. SURREY, B.C.

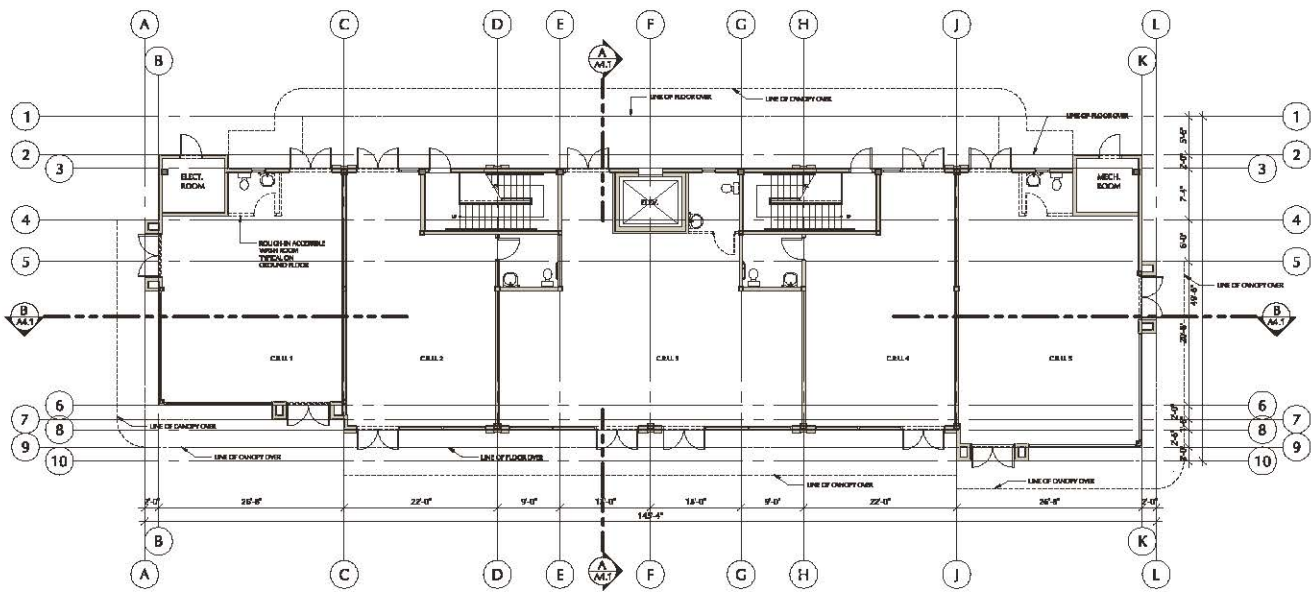
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1	SEP. 25, 2012	ISSUED FOR DEVELOPMENT PERMIT	WZ

SITE PLAN 0726

A1.1

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SCALE: 1/8"=1'-0" SEP. 25, 2012



1 FIRST FLOOR PLAN
A2.1 SCALE: 1/8" = 1'-0"



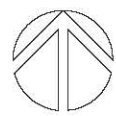
82nd AVE. COMMERCIAL PROJECT

12057 82nd AVE. SURREY, B.C.

FIRST FLOOR 0726

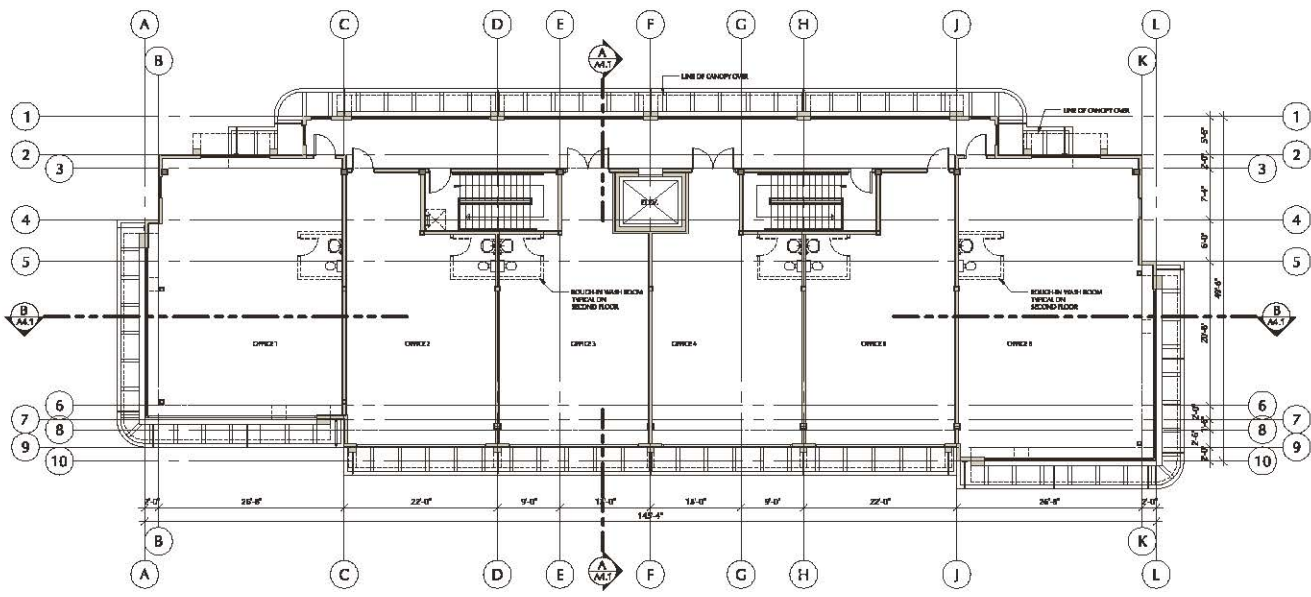
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12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

SCALE: 1/8" = 1'-0" SEP. 25, 2012



A2.1

NO.	DATE	DESCRIPTION	BY
1	SEP. 25, 2012	ISSUED FOR DEVELOPMENT PERMIT	WE



1 SECOND FLOOR PLAN
A2.2 SCALE: 1/8" = 1'-0"



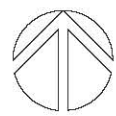
82nd AVE. COMMERCIAL PROJECT

12057 82nd AVE. SURREY, B.C.

SECOND FLOOR 0726

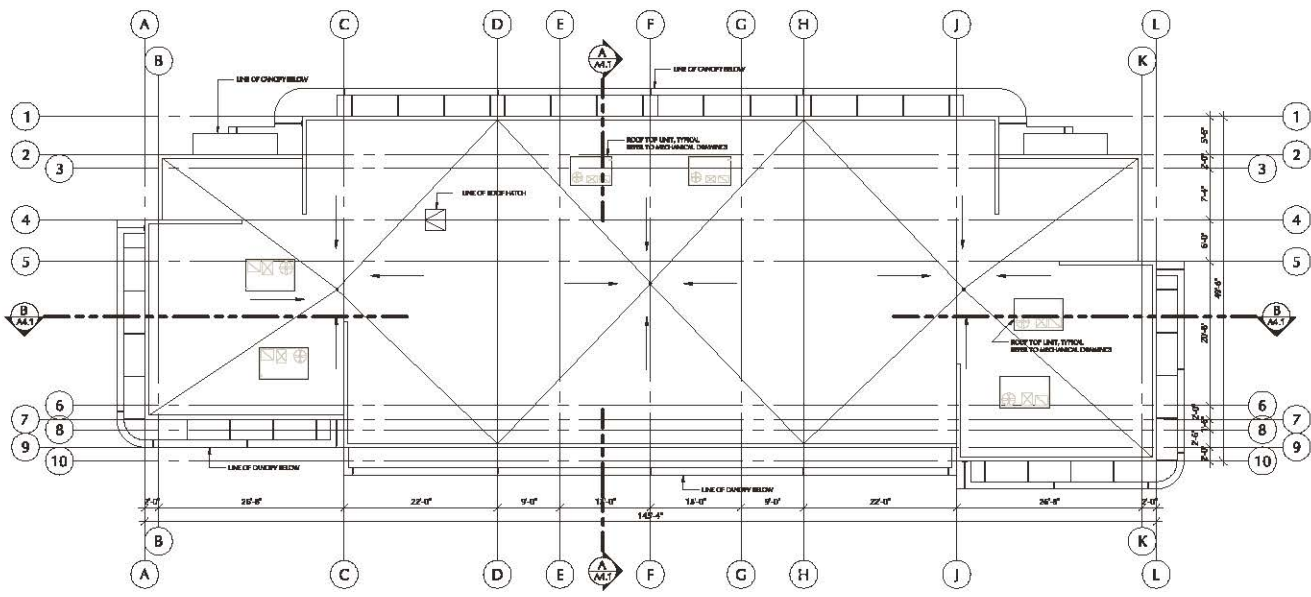
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1	DEC. 11, 2012	ISSUED FOR DEVELOPMENT PERMIT	WE



A2.2

SCALE: 1/8" = 1'-0" SEP. 25, 2012



1 ROOF PLAN
A2.3 SCALE: 1/8" = 1'-0"



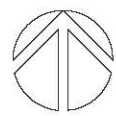
82nd AVE. COMMERCIAL PROJECT

12057 82nd AVE. SURREY, B.C.

ROOF PLAN 0726

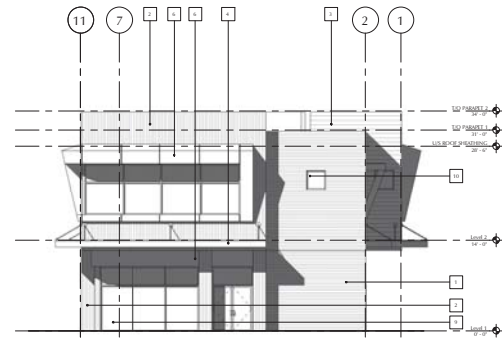
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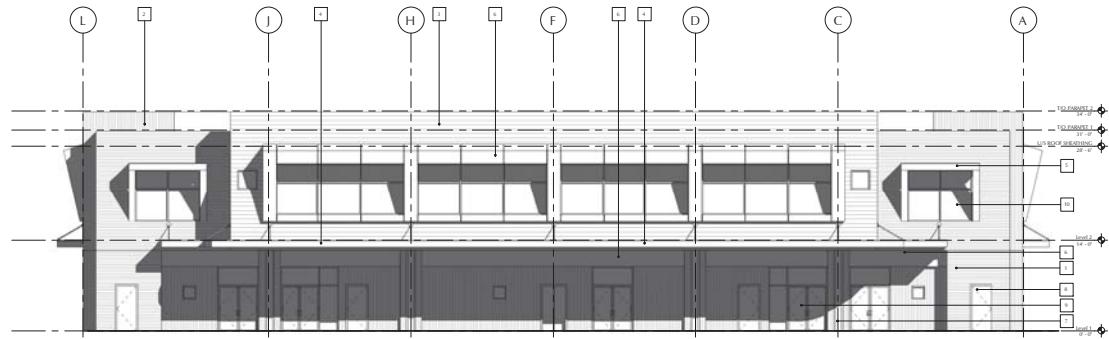


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SCALE: 1/8" = 1'-0" SEP. 25, 2012



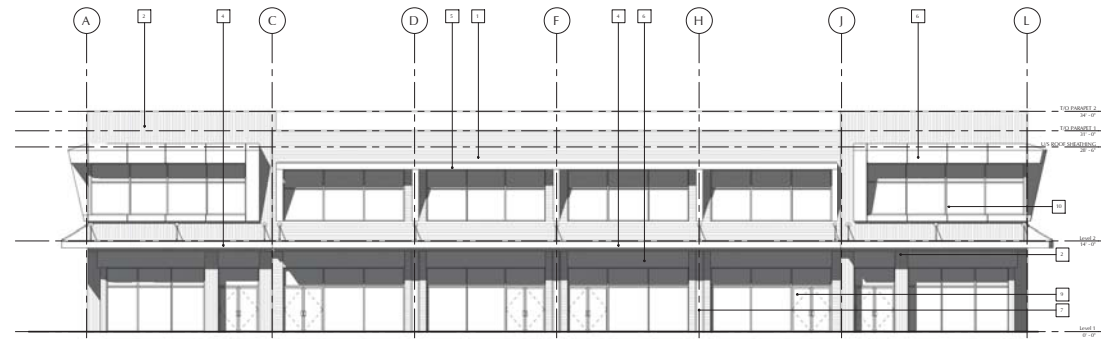
① EAST ELEVATION
1/8" = 1'-0"



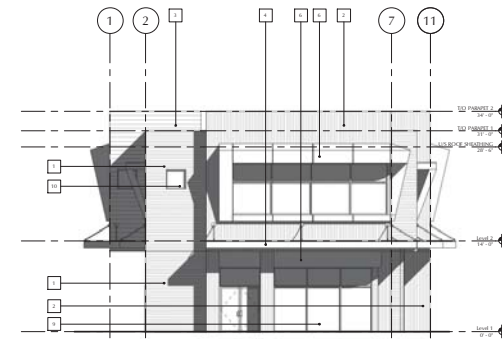
② NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

- | | | | |
|--|-------------------------------|---|--|
| □ 1 HORIZONTAL CORRUGATED METAL CLADDING | □ 4 METAL CANOPY WITH SIGNAGE | □ 7 STEEL CHANNEL | □ 10 PREFINISHED ALUMINUM FRAME WITH DOUBLE GLAZING WINDOW |
| □ 2 VERTICAL CORRUGATED METAL CLADDING | □ 5 METAL CANOPY AND BRACING | □ 8 METAL DOOR | |
| □ 3 WIDER PROFILE VERTICAL CORRUGATED METAL CLADDING | □ 6 METAL PANEL | □ 9 PREFINISHED ALUMINUM FRAME WITH DOUBLE GLAZING STOREFRONT | |



③ SOUTH ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"



82nd AVE. COMMERCIAL PROJECT

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12057 82nd AVE. SURREY, B.C.

ELEVATIONS

0726

A3.1

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1	SEP. 25, 2012	ISSUED FOR DEVELOPMENT PERMIT	WZ

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

SEP. 25, 2102



REAR ELEVATION



FRONT ELEVATION

- ①  CORRUGATED METAL CLADDING (ALL PROFILES), FLASHING CAP:
- VICWEST GALVALUME
- ②  METAL CHANNEL/SIGNBAND W/GLASS CANOPY, INDIVIDUAL LETTERS MOUNTED ON CHANNEL & EXTERNALLY LIT; VERTICAL METAL CHANNEL:
- VICWEST 6079-HERON BLUE
- ③  METAL CHANNEL & CANOPY, 2ND FLOOR
DECORATIVE METAL PANEL, 1ST FLOOR
- VICWEST DARK RED
- ④  ALUMINUM STOREFRONT WINDOWS;
METAL PANEL, 2ND FLOOR:
- ANODIZED FINISH



82nd Ave. COMMERCIAL PROJECT

12057-82nd AVE. SURREY, B.C.

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REV	DATE	DESCRIPTION	BY
1	SEP 10, 2012	ISSUED FOR DEVELOPMENT PERMIT	

COLOURBOARD 0726

A3.2

SCALE: 1/8"=1'-0" SEP. 10, 2012



1 EAST ELEVATION
1/8" = 1'-0"



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



3 SOUTH ELEVATION
1/8" = 1'-0"



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



82nd AVE. COMMERCIAL PROJECT

Ankenman Associates Architects Inc.

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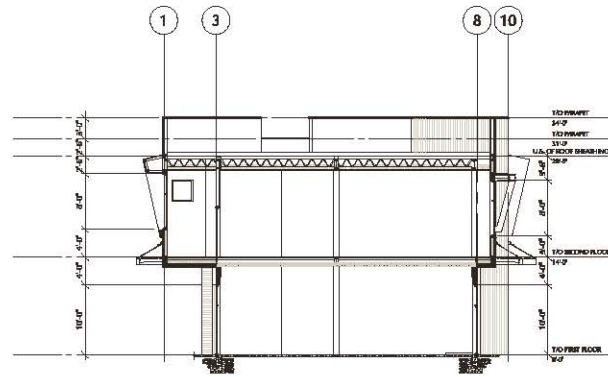
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COLOURED ELEVATIONS 0726

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2			PL

SCALE: 1/8" = 1'-0" SEP. 25, 2102

A3.3



1 SECTION A-A
A4.1 SCALE: 1/8" = 1'-0"



2 SECTION B-B
A4.1 SCALE: 1/8" = 1'-0"



82nd AVE. COMMERCIAL PROJECT

12057 82nd AVE. SURREY, B.C.

SECTIONS 0726

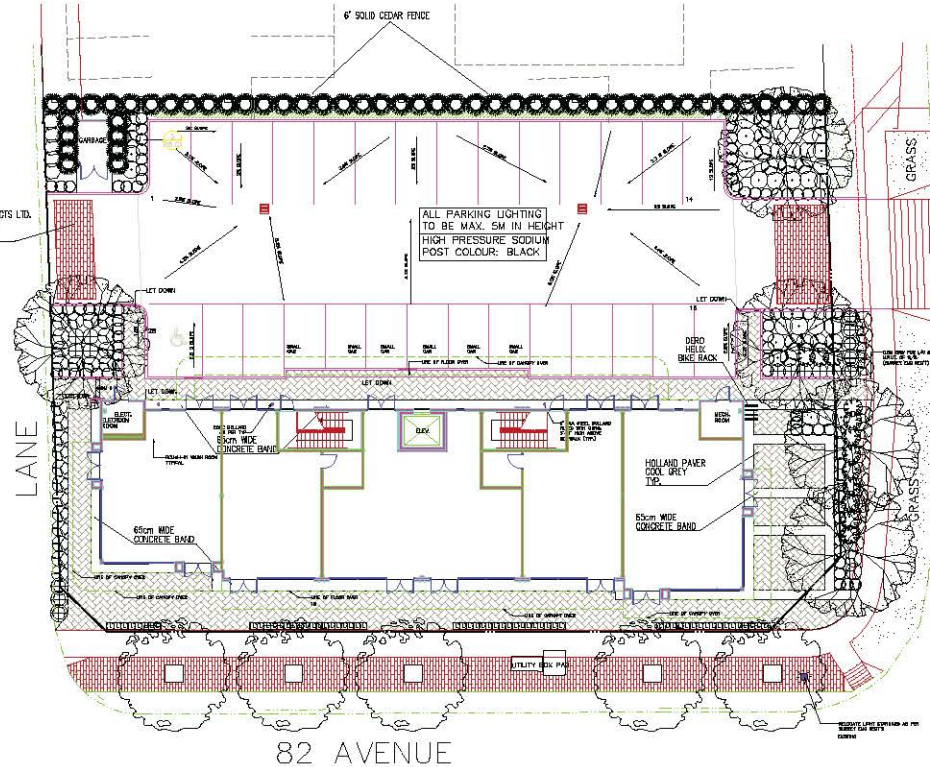
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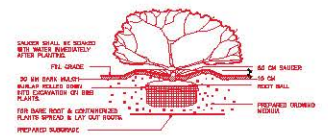
SCALE: 1/8" = 1'-0" SEP. 25, 2012

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	5	7 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	5	7 CM. CAL.	AS SHOWN	B. & B.
	LAVANDULA ANGSTIFOLIA	ENGLISH LAVANDER	60	#2 POT	85 CM. O.C.	
	AZALEA JAPONICA 'LOUISE GABLE'	PINK AZALEA	5	#2 POT	85 CM. O.C.	
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	9	#2 POT	85 CM. O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	9	#3 POT	90 CM. O.C.	
	BUXUS MICROPHYLLA 'WINTER GEM'	BOXWOOD	84	#2 POT	90 CM. O.C.	
	RHODODENDRON 'YAKUSHIMANUM 'CRETE'	YAK. RHODODENDRON	20	#3 POT	90 CM. O.C.	
	RHODODENDRON PURPLE GEM	PURPLE GEM RHODODENDRON	11	#3 POT	90 CM. O.C.	
	ROSA MEIDLAND 'PINK'	PINK MEIDLAND ROSE	39	#3 POT	90 CM. O.C.	
	VIBURNUM 'TINUS DWARF'	SPING BOUQUET VIBURNUM	5	#3 POT	90 CM. O.C.	
	VIBURNUM DAVIDI	VIBURNUM	8	#3 POT	90 CM. O.C.	
	RHODODENDRON 'YAKUSHIMANUM 'TEDDY BEAR'	YAK. RHODODENDRON	12	#3 POT	90 CM. O.C.	
	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	49	2.00 METERS	130 CM. O.C.	
	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	120	#1 POT	45 CM. O.C.	
	GRASS		80m ²			

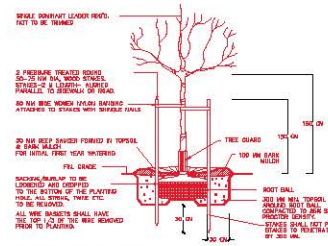


NOTES / GENERAL

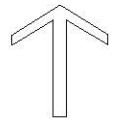
- PLANT SPECIES TO BE SHOWN ACCORDING TO BC LANDSCAPE STANDARDS 'LATEST EDITION'. CONTAINER SIZES AND QUANTITIES AS PER 'LATEST EDITION'. BOTH PLANT SIZE AND CONTAINER SIZE ARE TO BE SHOWN. SPECIES SHALL BE SHOWN WITH COMMON NAME AND SCIENTIFIC NAME. SPECIES SHALL BE SHOWN WITH COMMON NAME AND SCIENTIFIC NAME. SPECIES SHALL BE SHOWN WITH COMMON NAME AND SCIENTIFIC NAME. SPECIES SHALL BE SHOWN WITH COMMON NAME AND SCIENTIFIC NAME.
- ALL PLANT MATERIAL SHALL BE PROVIDED FROM CONTIGUOUS 'TREE' NURSERY. PROVIDE CERTIFICATE FROM NURSERY TO THE LATEST EDITION OF THE 'BC LANDSCAPE STANDARDS'. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE 'BC LANDSCAPE STANDARDS'.
- Min. growing medium depths over prepared subgrade shall be:
 - Large trees 400 mm
 - Mid. size trees 300 mm
 - Shrub areas 150 mm
- This plan shall be used as a guide only. The contractor shall ensure that the materials and workmanship conform to the requirements of the Standards for Level 2 and Level 3 Areas, except for areas over structures where the medium must conform to the requirements for Level 1 applications. Processing and mixing of growing medium components shall be done off-site using a mechanical screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the area that will be used at the site.
- On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be situated 150 mm from spalls, steel fasteners, plant waste, or reproductive units. 5% of weeds, plant pathogens, organisms, toxic materials, animals over 20 mm and foreign objects. All planting beds shall include 50 mm bark mulch.
- Plant species and varieties may not be substituted without the approval of the Landscape Architect. The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of Final Acceptance, unless otherwise specified. All plant material not surviving, at its own cost during the guarantee period shall be replaced by the contractor at no extra cost to the Owner. The contractor shall clear any trees from the site of suitable as to accumulation, and shall, at the completion of the work, leave the work and the site thereof in a clean and presentable condition, free from all obstructions.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS



TREE PLANTING DETAIL



SEP/12	REVISED SITE PLAN	1
DATE	REVISION	NO.

SKAVOLINAS & ASSOCIATES INC.
 BCLSA CSLA
 3165 JORDAN COURT
 SURREY, B.C.
 V4C 3E8
 PHONE (604) 857-2378

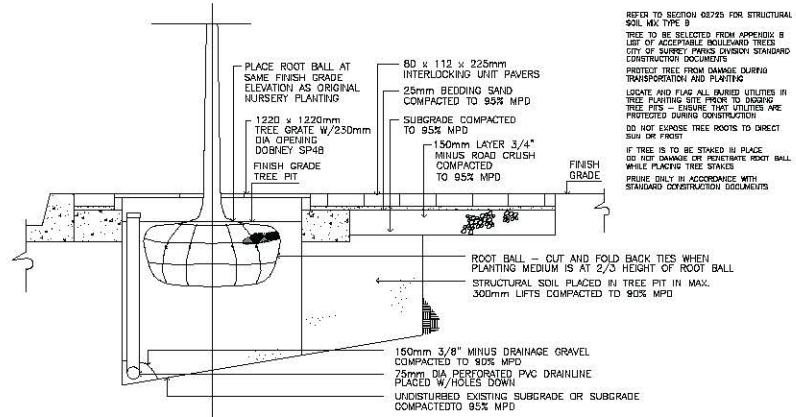
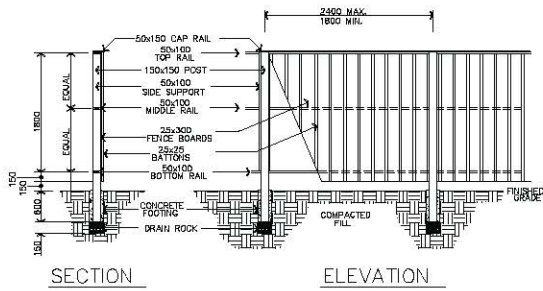
CLIENT
 MR. RAJINDER TOOR
 7424 - 149th STREET
 SURREY, B.C.
 V4N 2Y9
 PHONE (604) 528-4150

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
COMMERCIAL DEVELOPMENT
 12045, 12057 - 82nd AVENUE
 SURREY, B.C.

SCALE	1:150	DATE	AUG/12
DRAWN	WHS	CHECKED	WHS
DATE	WHS	DATE	WHS
APPROVED	WHS	DATE	WHS

PROJECT	JOB No.
DRAWING No.	L-1

FENCE DETAIL
(DIMENSIONS IN mm)
N.T.S.



TREE PLANTING - URBAN BOULEVARD
SCALE 1:20

REFER TO SECTION 0229 FOR STRUCTURAL SOIL MIX TYPE B
TREE TO BE SELECTED FROM APPENDIX B LIST OF ACCEPTABLE BOULEVARD TREES CITY OF SURREY FINNS DIVISION STANDARD CONSTRUCTION DOCUMENTS
PROTECT TREE FROM DAMAGE DURING TRANSPORTATION AND PLANTING
LOCATE AND FLAG ALL BURIED UTILITIES IN TREE PLANTING SITE PRIOR TO DIGGING TREE PITS - ENSURE TREE UTILITIES ARE PROTECTED DURING CONSTRUCTION
DO NOT EXPOSE TREE ROOTS TO DIRECT SUN OR FROST
IF TREE IS TO BE STAKED IN PLACE DO NOT DAMAGE BY RESTRICTIVE ROOT BALL WHILE PLACING TREE STAKES
PRUNE DAILY IN ACCORDANCE WITH STANDARD CONSTRUCTION DOCUMENTS

REVISED SITE PLAN	1
DATE	REVISED
NOV2012	

KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2465 JEWELL COURT
ABERFORD, B.C.
V0C 3E8
PHONE (604) 857-2376

DRAFT
MR. RAUFER TORR
7424 - 14815 STREET
SURREY, B.C.
V2E 0T8
PHONE (604) 508-4450

TITLE
PLAN VIEW
LANDSCAPE DETAILS
PROPOSED
COMMERCIAL DEVELOPMENT
12845, 12857 - 82nd AVENUE
SURREY, B.C.

SCALE	N.T.S.	DATE	AUG/12
DRAWN	JAN	CHECKED	JAN
APPROVED	AS BUILT		

PRINTED ON RECYCLED PAPER
L-2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0089-00

Issued To: 0712872 Bc Ltd

("the Owner")

Address of Owner: 5830 126A ST
SURREY BC V3X 3J4

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: 027-346-331
LT 1 SC 30 T2 PLBCP34190
12057 82 Ave

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, Part 36, Community Commercial Zone (C-8), Section F, as amended, is varied as follows:

(a) To reduce the minimum west rear yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);

(b) To reduce the minimum east front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.);

(c) To reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.5ft.).

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