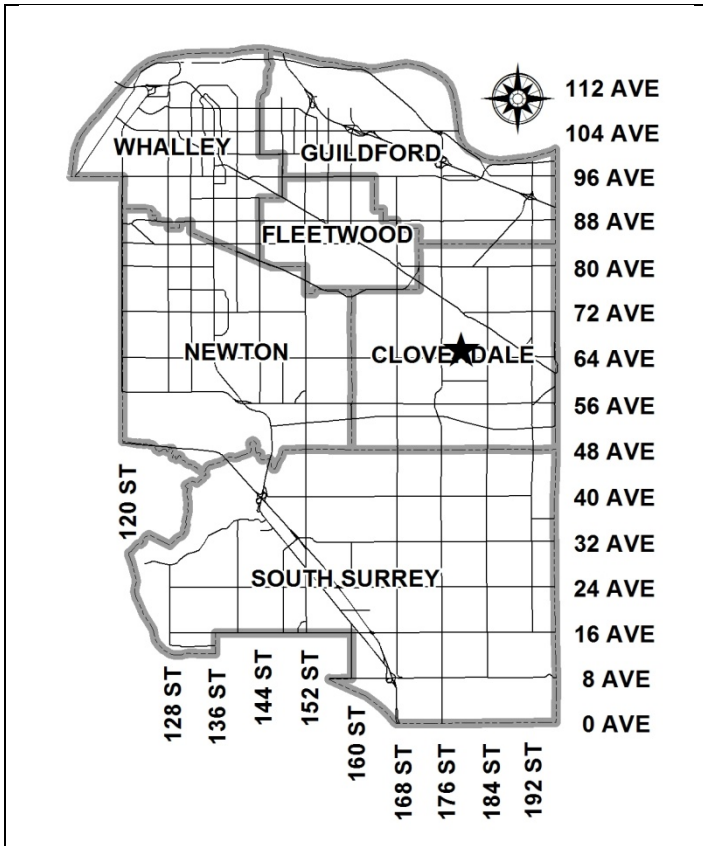


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0348-00

Planning Report Date: April 8, 2013



PROPOSAL:

- **Development Permit**
 in order to permit building upgrades to an existing industrial building.

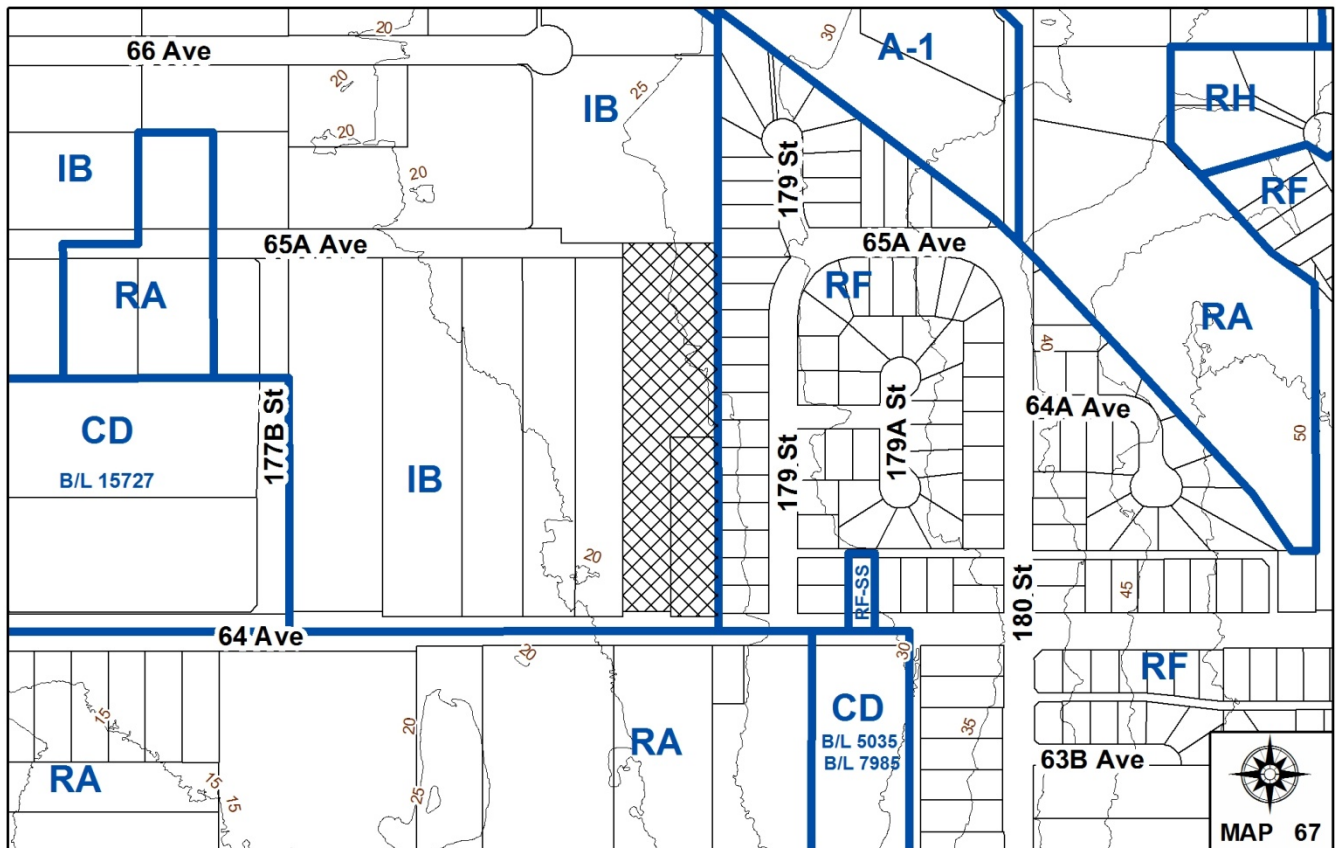
LOCATION: 17893 - 64 Avenue and
 17848 - 66 Avenue

OWNER: Cloverdale Developments Limited

ZONING: IB

OCP DESIGNATION: Industrial

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed renovation to add loading doors will allow for the subject building to be marketed to a broader range of tenants.
- Additional landscaping completes the buffer area between the industrial and residential uses.
- Supports the City's Economic Development and Employment Land Strategies.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0348-00 generally in accordance with the attached drawings (Appendix II).
2. 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 subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: The smaller lot at 17893 – 64 Avenue is vacant and 17848 – 66 Avenue has a vacant industrial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant industrial building.	Industrial	IB
East:	Single family dwellings.	Urban	RF
South (Across 64 Avenue):	Cloverdale Fairgrounds.	Urban	RA
West:	Surrey New and Used building supply business.	Industrial	IB

DEVELOPMENT CONSIDERATIONS

- The subject site is comprised of two lots located on the north side of 64 Avenue, west of 179 Street. Both properties are designated Industrial in the Official Community Plan (OCP) and are zoned Business Park Zone (IB).
- The larger lot, although it has frontage along 64 Avenue and extends to 65A Avenue, is addressed as 17848 – 66 Avenue, as the building on this lot was built in conjunction with, and is physically connected, by way of an over-head pedestrian connection, to the building on the adjacent lot to the north at 17858 – 66 Avenue. The southern portion of this larger subject lot, fronting 64 Avenue, is currently vacant.
- The smaller of the two subject lots, also with frontage along 64 Avenue, is addressed as 17893 – 64 Avenue. This lot is currently vacant but does contain a stormwater detention pond for stormwater drainage.
- The larger lot at 17848 – 66 Avenue is 1.26 hectares (3.11 acres) in area, while the smaller lot, at 17848 – 66 Avenue, is 0.40 hectare (1 acre) in area.
- The existing building on the larger lot at 17848 – 66 Avenue was previously occupied by Vitality Foods, who have now vacated the building. As a result, the owner of the building is actively seeking new tenants for the building and has submitted a Development Permit application in order to make the building more attractive to a wider range of possible tenants.
- Part of the proposal is to sever the physical connection between the building on the subject lot and the building to the north by removing the over-head pedestrian connection between the two buildings. The applicant is also proposing to create a second vehicular access to the site by constructing a new driveway from 64 Avenue.
- The applicant is also proposing to add three, overhead loading doors on the south side of the building and pave along the south side of the building in front of the loading doors, to facilitate truck movement.
- As part of the proposal, the applicant will also be required to complete the landscaping along the eastern side of the two subject lots to create a heavily landscaped buffer to screen the industrial development from the existing single family residences to the east.
- The applicant is also proposing a lot line adjustment in order to enlarge the smaller subject lot at 17893 – 64 Avenue to ensure that this lot is of a shape and a size that can more easily accommodate the development of an economically viable industrial building sometime in the future.
- The existing lot is proposed to be widened from 32.6 metres (107 ft.) to 50.3 metres (165 ft.), while the depth of the lot is proposed to be decreased from 123 metres (404 ft.) to 111 metres (364 ft.). As a result of these lot line adjustments, the area of the lot will be increased from 0.40 hectare (1 acre) to 0.56 hectare (1.38 acres).
- By increasing the size of the lot at 17893 – 64 Avenue, the lot at 17848 – 66 Avenue is proposed to be reduced in size from 1.26 hectares (3.11 acres) to 1.08 hectares (2.66 acres). As a result of

these lot line adjustments, the 64 Avenue frontage of the lot addressed as 17848 – 66 Avenue will be reduced to a panhandle 14.9 metres (49 ft.) in width.

- The existing industrial building on the lot at 17848 – 66 Avenue has a floor area of 4,821 square metres (51,895 sq. ft.). The proposed lot line adjustment will result in the building on the lot at 17848 – 66 Avenue having a floor area ratio (FAR) of 0.444 and a lot coverage of 44.4% which is below the maximum FAR of 0.75 and maximum lot coverage of 45% permitted in the Business Park Zone (IB).
- The smaller lot located at 17893 – 64 Avenue is currently vacant but does contain a storm water detention pond. As part of the proposed improvements to the site, the applicant will underground the detention pond such that it will be located under the new driveway that is proposed to be built in the panhandle area of the larger subject lot.

Access and Circulation Issues

- The subject building currently addressed as 17848 – 66 Avenue and the building to the north on 17858 – 66 Avenue were approved under Development Permit No. 7901-0119-00, and previously operated as one integrated food processing plant prior to the recent closure of the business. Access to both properties is currently from a shared driveway connecting to 66 Avenue (see Appendix IV).
- Currently, 65A Avenue, which adjoins the subject site to the west, is an unopened road allowance. Though not included in the application, the owner of 17858 – 66 Avenue has agreed to dedicate portions of 65A Avenue and the cul-de-sac while the applicant has agreed to construct the road and cul-de-sac which will be the primary permanent access for the larger subject lot and will allow the larger subject lot to operate independently from the lot to the north (17858 – 66 Avenue).
- A right-in/right-out temporary driveway will be provided from 64 Avenue until the future 8.6-metre (28 ft.) wide statutory right-of-way east-west lane, between 64 Avenue and 65A Avenue (see Appendix IV), is completed. The temporary access may last for several years as three properties located at 17801, 17841 and 17861 – 64 Avenue must develop before this alternate access is possible. The applicant is aware that the temporary 64 Avenue driveway/access may be removed sooner if it becomes too dangerous or problematic and a Restrictive Covenant is required to that effect.
- The applicant is providing 48 parking spaces which comply with the requirements for the existing building.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property on January 29, 2013. To date, staff have received no comments regarding the proposal.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to modify the existing building on the lot at 17848 – 66 Avenue by adding three loading bays on the south side of the building, facing 64 Avenue. The Development Permit Area Guidelines in the OCP discourage loading doors from facing toward arterial roads. In this particular case, however, once a new building is construction on the lot at 17893 – 64 Avenue, these loading doors will be screened from 64 Avenue by a new building in the future. As a result, the addition of the three new loading doors on the south façade of the existing building can be supported.
- The existing building on the lot at 17848 – 66 Avenue is currently painted light grey with a beige and blue horizontal band at the roof line. The proposed loading bays will be painted the same grey colour as the rest of the building resulting in a uniform colour along the south façade of the building.
- The properties to the east of the subject site contain single family dwellings. Due to the grade difference, these residential lots are 0.4 metre (1.3 ft.) to 0.9 metre (3 ft.) higher than the grade of the subject industrial lots.
- The existing building is currently screened from the houses to the east, by a 3.0-metre (10 ft.) high cedar hedge, and birch trees. The applicant has submitted plans to provide an additional 7.5-metre (25 ft) wide landscaping buffer south of the existing building along the east property line.
- This proposed landscaping incorporates 13 of the 17 existing trees that are currently planted in the existing landscape buffer. The enhanced landscaped area will be augmented by 22 new trees, along with a mixture of flowering and non-flowering shrubs and ground cover. A 3.0-metre (10 ft.) wide landscaping strip is also proposed west of the driveway access, along the 64 Avenue road frontage.
- Thomas Walz of BC Plant Health Care Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and were deemed acceptable.
- The Arborist Report indicates there are 18 mature trees on the subject site. The report proposes the removal of 7 on-site trees because they are either located too close to the detention pond relocation works or driveway location. The report proposes that 12 trees be retained.

- The following chart provides a summary of the proposed tree retention and removal by species:

Tree Species	Total Number of Trees (all onsite trees)	Proposed for Retention	Proposed for Removal
Norway spruce	1	1	0
Grand fir	1	1	0
Black walnut	1	1	0
Douglas fir	3	3	0
Western cedar	4	3	1
Cherry	1	1	0
Paper birch	1	0	1
Black cottonwood	1	1	0
Weeping willow	1	0	1
Big leaf maple	2	0	2
Red alder	2	0	2
Total	18	11	7

- Based on the Tree Protection Bylaw (No. 16100), 12 replacement trees are required. The applicant proposes 22 replacement trees to be planted as part of the proposed landscape buffer. With 22 trees proposed to be planted and 12 existing trees to be retained, 32 trees are proposed for the subject development.
- The landscape plan will require additional review and acceptance by the City Landscape Architect before Council's consideration of final approval of the Development Permit.

ADVISORY DESIGN PANEL

This project was not referred to the Advisory Design Panel. It was reviewed by the Acting City Architect and was found to be satisfactory.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 19, 2013. 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"> Preparing employment lands within a town centre.
2. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Contains on site water retention through underground chambers. Proposes that 22 trees and numerous shrubs be planted as part of a landscape buffer.

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 Subdivision Layout, Site Plan, Building Elevation and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Proposed Changes to Circulation

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

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DRV 4/4/13 2:52 PM

Information for City Clerk

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

1. (a) Agent: Name: Pacific Land Group

 Address: 7485 - 130 Street Unit 101
 Surrey, BC V3W 1H8

 Tel: 604-501-1624 - Work
 604-501-1624 - Home

2. Properties involved in the Application
 - (a) Civic Addresses: 17893 - 64 Avenue
 17848 - 66 Avenue

 - (b) Civic Address: 17893 - 64 Avenue
 Owner: Cloverdale Developments Limited
 PID: 008-578-591
 Parcel A (Explanatory Plan 12345) of Lot 13 Section 17 Township 8 Plan 1838

 - (c) Civic Address: 17848 - 66 Avenue
 Owner: Cloverdale Developments Limited
 PID: 025-120-794
 Lot 1 Section 17 Township 8 Plan LMP51097

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7912-0348-00 and bring the Development Variance Permit forward for an 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 the final approval of the associated Development Permit.

SUBDIVISION DATA SHEET

Existing Zoning: IB

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.06
Hectares	1.643
NUMBER OF LOTS	
Existing	2
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	50.3 - 65.18m
Range of lot areas (square metres)	5,585 - 10,846
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	N/A
Lots/Hectare & Lots/Acre (Net)	N/A
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	44.5%
Estimated Road, Lane & Driveway Coverage	45%
Total Site Coverage	36.3%
	80.8%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

DEVELOPMENT DATA SHEET

Existing Zoning: IB

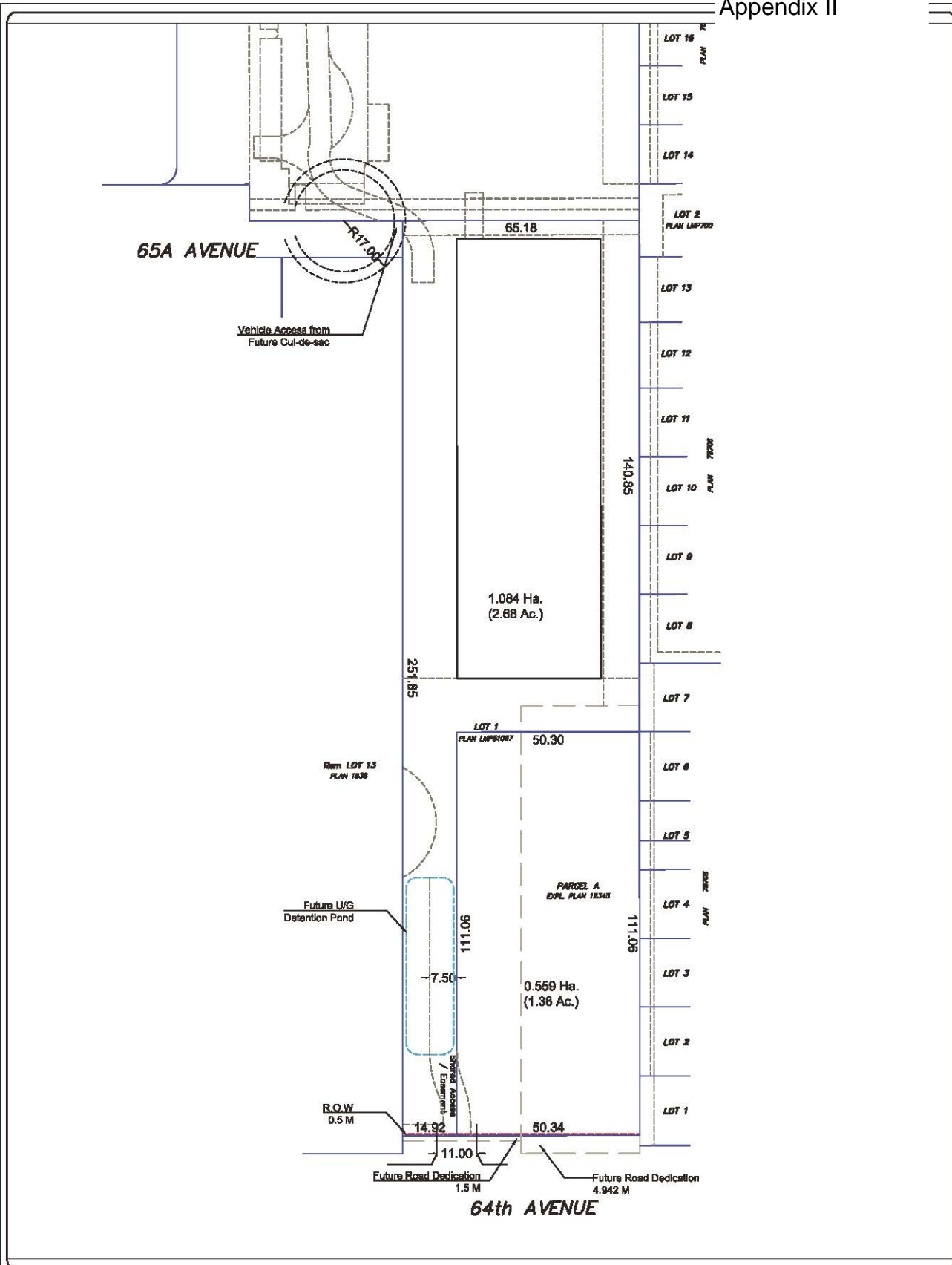
Required Development Data	Minimum Required / Maximum Allowed	For 17848 – 66 Avenue
LOT AREA* (in square metres)		
Gross Total		10,862
Road Widening area		22
Undevelopable area		
Net Total		10,840
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45	44.5
Paved & Hard Surfaced Areas		36.3
Total Site Coverage		80.8
SETBACKS (in metres)		
Front	7.5	14.91
Rear	7.5	10.67
Side #1 (North)	7.5	5.11
Side #2 (South)	7.5	14.82
BUILDING HEIGHT (in metres/storeys)		
Principal	12m	8.23m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		4,821m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,821m ²

** 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 for 17848 - 66 Avenue
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.75	0.445
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	48	48
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	48	48
Number of disabled stalls	1	1
Number of small cars	12	0
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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



CLIENT:			
Gordle Gill			
PROJECT:			
17848, 17858 66th Avenue, Surrey			
DRAWING TITLE:			
Subdivision Plan			
PROJECT No.	DATE:	DRAWING:	SCALE:
12-1009	April 3, 2013	01	1:1000
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

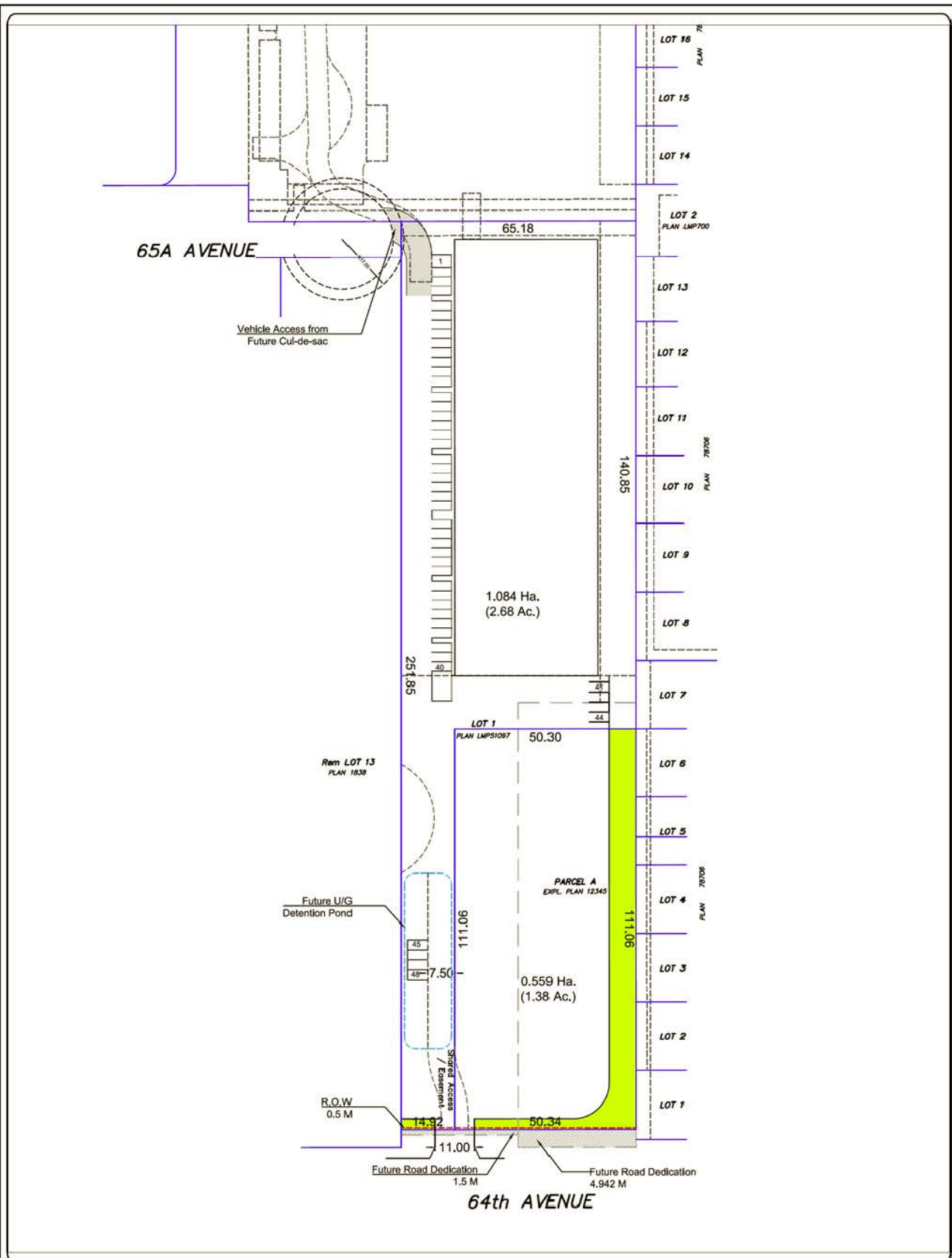


PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

Suite 101 - 7485 130 Street
 Surrey, British Columbia
 Canada V3W 1H8

Tel: 604-501-1624
 Fax: 604-501-1625
 www.pacificlandgroup.ca
 info@pacificlandgroup.ca



CLIENT: Gordie Gill			
PROJECT: 17848, 17858 66th Avenue, Surrey			
DRAWING TITLE: Site Plan			
PROJECT No. 12-1009	DATE: February 22, 2013	DRAWING: 02	SCALE: 1:1000

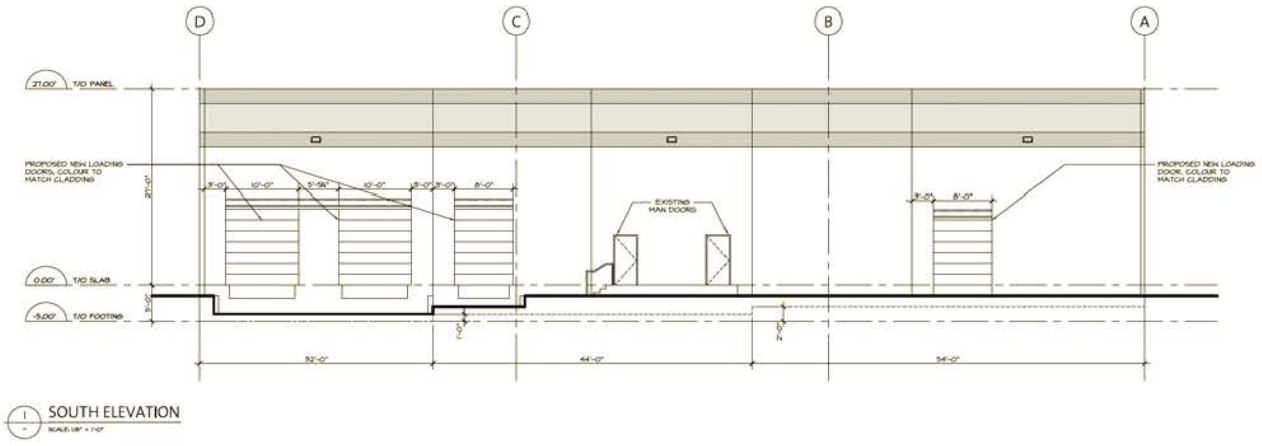




Pacific Land Resource Group Inc.

Suite 101 - 7485 130 Street
Surrey, British Columbia
Canada V3W 1H8

Tel: 604-501-1624
Fax: 604-501-1625
www.pacificlandgroup.ca
info@pacificlandgroup.ca



17848 - 66 Avenue, Surrey BC
WESGIL DEVELOPMENTS INC.
 17848 66TH AVENUE, SURREY BC

NOT FOR CONSTRUCTION

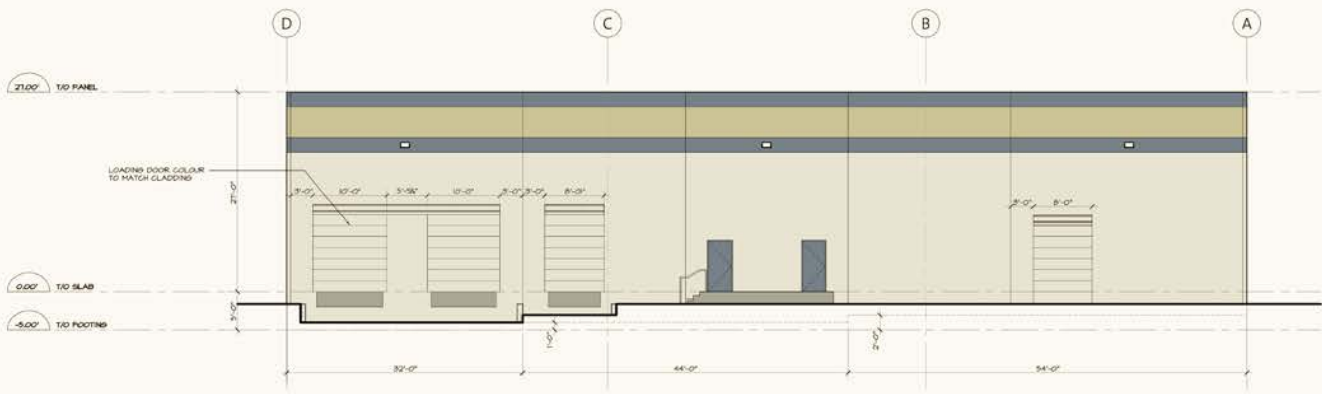
Drawn:	MR	Designed:
Checked:	JG	Checked:
Project Number:	10 11 143	

EXTERIOR ELEVATION

A0.0.1

ISSUE # Date Issued for
2/10/2011 Client Review

REVISIONS # Date Remarks



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

VITALITY FOODS

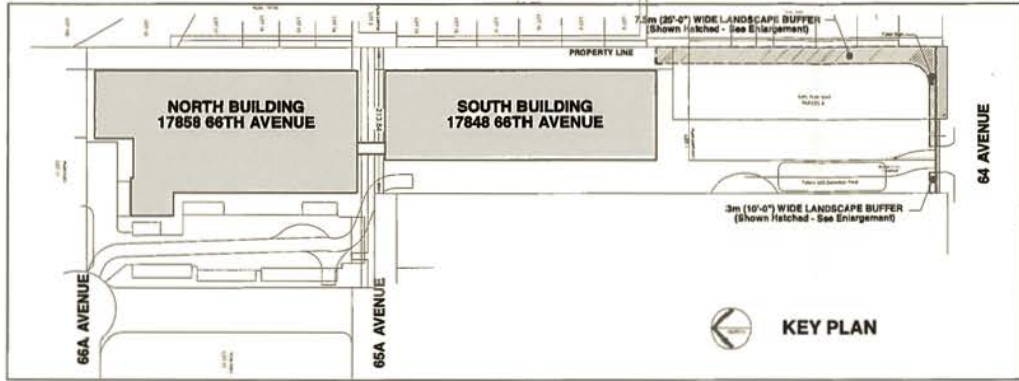
127448-M-170501-ARCHV-ELEV-DWG

NOT FOR CONSTRUCTION

Drawn: MR
Checked: JG
Project Number: 1011143

EXTERIOR ELEVATION

A0.0.3

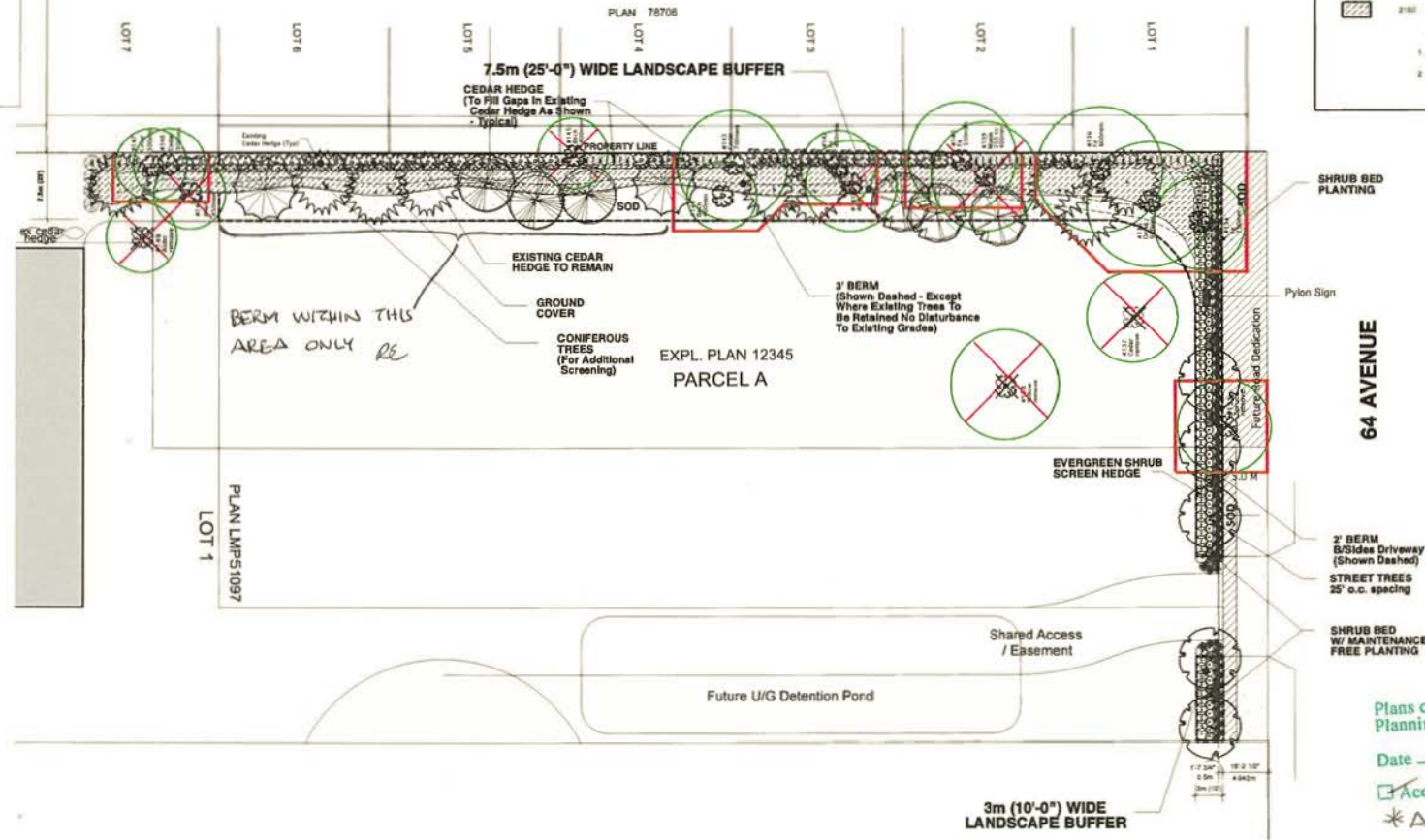


PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
	8	Acer rubrum 'Red Sunset'	Red Maple Var.	8cm dia / 1.2m std
	3	Quercus palustris	Pin Oak	80cm dia / 1.6m std
	2	Platanus occidentalis	Douglas Fir	3.5m H
	2	Thuja plicata	Western Red Cedar	3m H / Free form
	1	Thuja plicata	Western Hemlock	2.5m H
Shrubs				
	40	Ilex crenata 'Green Thrift'	Japanese Holly	#3 pot
	17	Lonicera japonica	Evergreen Honeysuckle	#3 pot
	7	Platanus occidentalis 'Temple Ball'	Japanese Andromeda	#3 pot
	100	Prunus nigra 'Juniper'	Dwarf Hedge Pine	#3 pot
	51	Prunus laurocerasus	Portugal Laurel Hedge	#3 pot
	18	Rosa multiflora 'Cecilia Design'	Hardy French Rose var.	#3 pot
	4	Spiraea x japonica 'Frostbit'	Spiraea Var.	#3 pot
	20	Thuja occidentalis 'Smaragd'	Hedge Cedar	1.5m H
	3	Cornus alba 'argentea'	Variegated Dogwood Var.	#3 pot
Ground Covers				
	250	Cornus alternifolia	Connecticut	10cm pot / 10cm c.c. / Heavy

Notes:

1. Specifications as per most recent BC/LA/AS/NLM Landscape Standards and Landscape Design Inc. "Tree Notes"
2. Plants to be supplied by Landscape Architects at nursery



NOTE: EXISTING TREE & HEDGING SURVEY PROVIDED BY SOUTH FRASER SURVEYING LTD.

TREE TAG No.	DESCRIPTION	DIA. (mm)	REMARKS
139	spruce	550	Remove
144	fir	750	Retain
135	Wendell	600	Retain
136	fir	600	Retain
137	cedar	500	Remove
138	willow	750	Remove
139	maple	300 400 250	Retain
140	fir	350	Remove
141	alder	350x3 550	Remove
142	fir	450	Retain
143	cedar	700	Retain
144	Cherry	400	Retain
145	birch	400	Remove
146	maple	450	Remove
147	cedar	300	Retain
148	cedar	300	Retain
149	alder	330	Remove

SUMMARY: EXISTING & PROPOSED TREES

LEGEND	QTY	EX. TREES	Retained
	10	EX. TREES	Retained
	7	EX. TREES	Removed
	22	NEW TREES	Proposed
		Drillings / CRZ	
		Tree Protection Barrier	

Plans checked by RE
 Planning & Development / City of Surrey
 Date 2013/02/28
 Acceptable Not Acceptable
 * AS PER FEEDBACK



GORDIE GILL
 17848 & 17858 66 AVENUE
 SURREY, B.C.



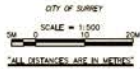
LANDSCAPE BUFFER PLAN

ISSUANCE TITLE
 SECRETARY HEALTHCARE INC.
 AGRICULTURAL IMPACT
 APPROVAL PLAN
 THOMAS HALL - FEB 2013

Feb 2014 - Issued for AP

SCALE: 1" = 20'-0"
 DRAWN: ACT
 CHECKED:
 DATE: JAN 17/12

B.C. LAND SURVEYOR'S PLAN SHOWING TOPOGRAPHIC SURVEY ON
 LOT 1 PLAN LMP51097 AND PARCEL "A" (EXPLANATORY PLAN 12345) LOT 13 PLAN 1838
 BOTH IN SECTION 17 TOWNSHIP 8 NEW WESTMINSTER DISTRICT



The intended plot size of this plan is 864mm (34") in width
 by 560mm (22") in height (D size) when plotted at a scale of 1:500

S.I.D. 008-578-501 (PARCEL "A")
 O.M.C. ADDRESS #7863 64th AVENUE

S.I.D. 008-120-794 (LOT 1)
 SUBJECT PROPERTY MAY BE AFFECTED BY
 STATUTORY RIGHT OF WAY BR232129 (PLAN LMP51088)
 STATUTORY RIGHT OF WAY BR232134 (PLAN LMP51090)
 STATUTORY RIGHT OF WAY BR231907 (SCHMAP)
 STATUTORY RIGHT OF WAY BR231908 (TELLO COMM 1)
 STATUTORY RIGHT OF WAY BR230103 (PLAN LMP51312)
 EASEMENT BR232245 (PLAN LMP51143) AND
 EASEMENTS BR232236, BR232240, BR232242 (PLAN LMP51143),
 BR232246, BR232250 AND BR232257
 O.M.C. ADDRESS #7848 66th AVENUE

NOTE:
 Elevations shown are in METRES and
 derived from GEODETIC DATUM (CGD80/HR03)

S.M.L.
 Monument #2874 =
 64th Avenue @ 180th Street
 GEODETIC ELEV. 35.70m (CGD80/HR03)

TREE TAG NO.	DESCRIPTION	DIAMETER (mm)
130	Phlox subulata (50cm)	130
131	Alnus rubra (70cm)	131
132	Juglans nigra (60cm)	132
133	Phacelystis macrantha (75cm)	133
134	Thuja plicata (100cm)	134
135	Sida tahitensis (95cm)	135
136	Acacia macracantha (44cm)	136
137	Phacelystis macrantha (60cm)	137
138	Alnus rubra (44 / 35 / 60cm)	138
139	Phacelystis macrantha (44cm)	139
140	Thuja plicata (70cm)	140
141	Prunus emarginata (45cm)	141
142	Davallia papyrifera (40cm)	142
143	Acacia macracantha (40cm)	143
144	Thuja plicata (100cm)	144
145	Thuja plicata (100cm)	145
146	Alnus rubra (100cm)	146



ARBORIST TREE SURVEY
 BC PLANT HEALTH CARE INC.
 THOMAS WALZ, ISA #PW 5996/AT
 FEB 22, 2013

- #133 - Phlox subulata (50cm) - retain
- #134 - Alnus rubra (70cm) - retain
- #135 - Juglans nigra (60cm) - retain
- #136 - Phacelystis macrantha (75cm) - retain
- #137 - Thuja plicata (100cm) - remove
- #138 - Sida tahitensis (95cm) - remove
- #139 - Acacia macracantha (44cm) - retain
- #140 - Phacelystis macrantha (60cm) - retain
- #141 - Alnus rubra (44 / 35 / 60cm) - remove
- #142 - Phacelystis macrantha (44cm) - retain
- #143 - Thuja plicata (70cm) - retain
- #144 - Prunus emarginata (45cm) - retain
- #145 - Davallia papyrifera (40cm) - remove
- #146 - Acacia macracantha (40cm) - remove
- #147 - Thuja plicata (100cm) - retain
- #148 - Thuja plicata (100cm) - retain
- #149 - Alnus rubra (100cm) - remove

NOTE: LOT DIMENSIONS FROM LAND TITLE OFFICE RECORDS
 LOT DIMENSIONS ARE DERIVED FROM PLAN LMP51097

CONTOURS ARE AT 0.5m INTERVALS

SOUTH FRASER LAND SURVEYORS LTD.
 #101 - 7485 130th STREET
 SURREY, B.C. V3W 3H8
 604-599-1888
 1277561V-3-SOUTH

This document shows the relative location
 of the surveyed structures and features
 with respect to the boundaries of the
 parcel described above. This document
 shall not be used to define property lines
 or property corners.

This plan was prepared for
 the exclusive use of our client.
 The signatory accepts no responsibility
 or liability for any damages that may be
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 or in part without the consent of the signatory.
 Certified correct this 13th day of FEBRUARY 2012

B.C.L.S.

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

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

DATE: **April 3, 2013** PROJECT FILE: **7812-0348-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 17893-64 Avenue and 17848-66 Avenue**

SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.5-metres and 4.942-metres along 64 Avenue.

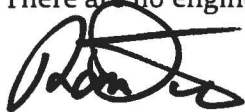
Works and Services

- construct temporary access to 64 Avenue, cash-in-lieu required for removal;
- construct water and sanitary mains along 64 Avenue; and
- provide each lot with a storm, water, and sanitary service connection.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT PERMIT

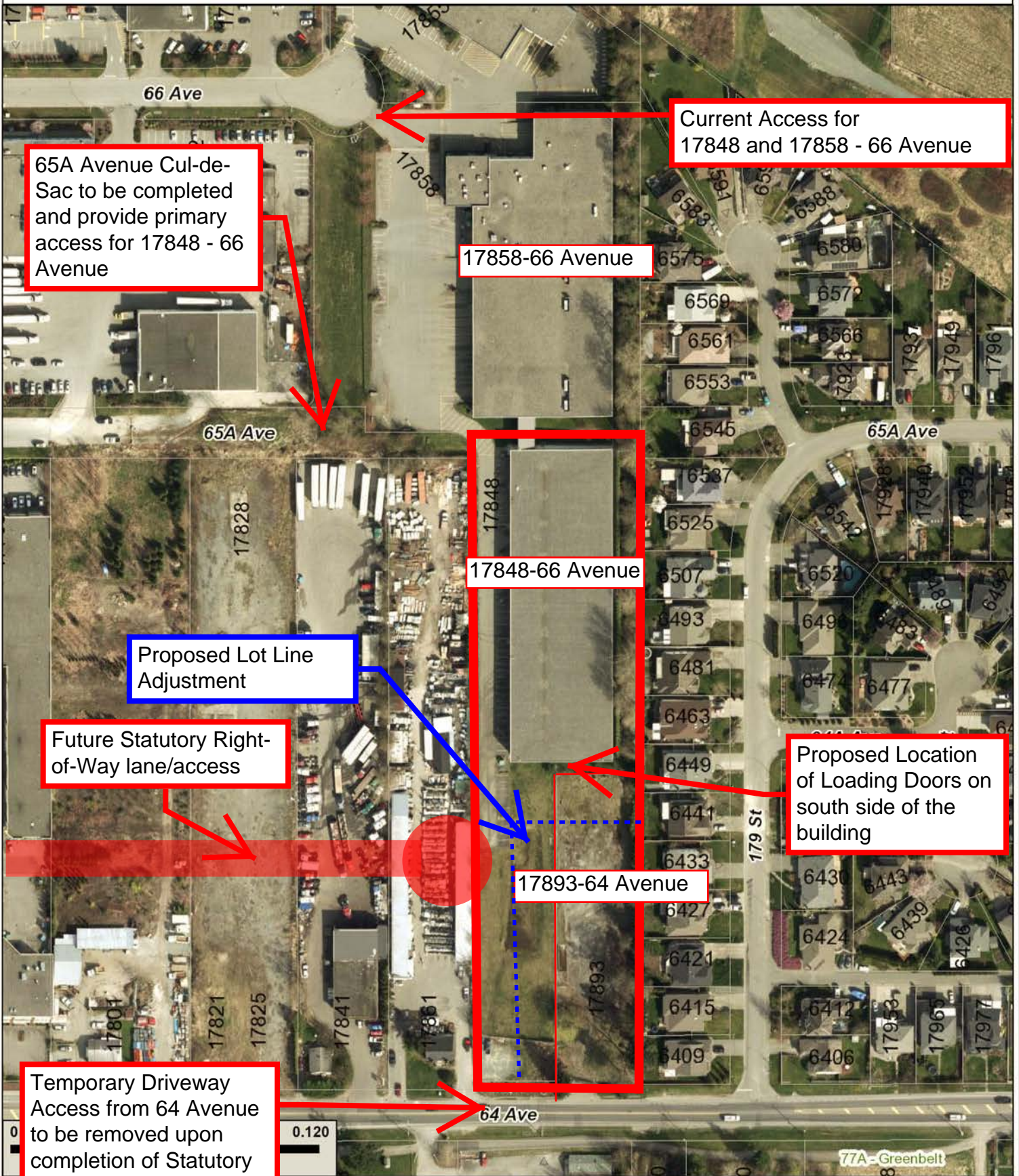
There are no engineering requirements relative to issuance of the Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager

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Proposed Changes to Circulation and Access



Current Access for 17848 and 17858 - 66 Avenue

65A Avenue Cul-de-Sac to be completed and provide primary access for 17848 - 66 Avenue

17858-66 Avenue

17848-66 Avenue

Proposed Lot Line Adjustment

Future Statutory Right-of-Way lane/access

Proposed Location of Loading Doors on south side of the building

17893-64 Avenue

Temporary Driveway Access from 64 Avenue to be removed upon completion of Statutory Right-of-Way Lane

0.120

64 Ave

179 St

77A - Greenbelt

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