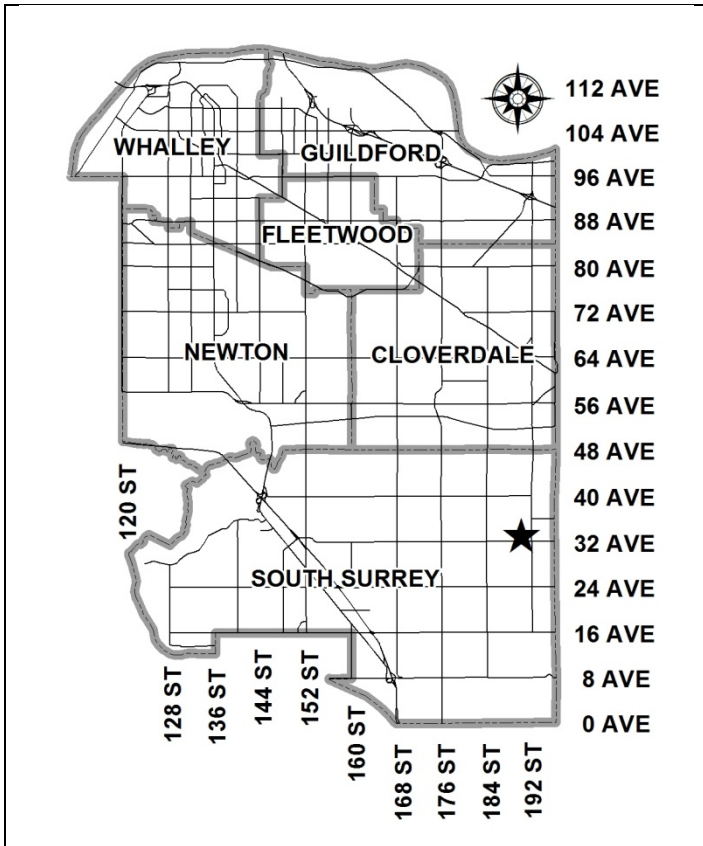


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0010-00

Planning Report Date: September 9, 2013



PROPOSAL:

- **Development Permit**
 to permit an industrial warehouse in Campbell Heights.

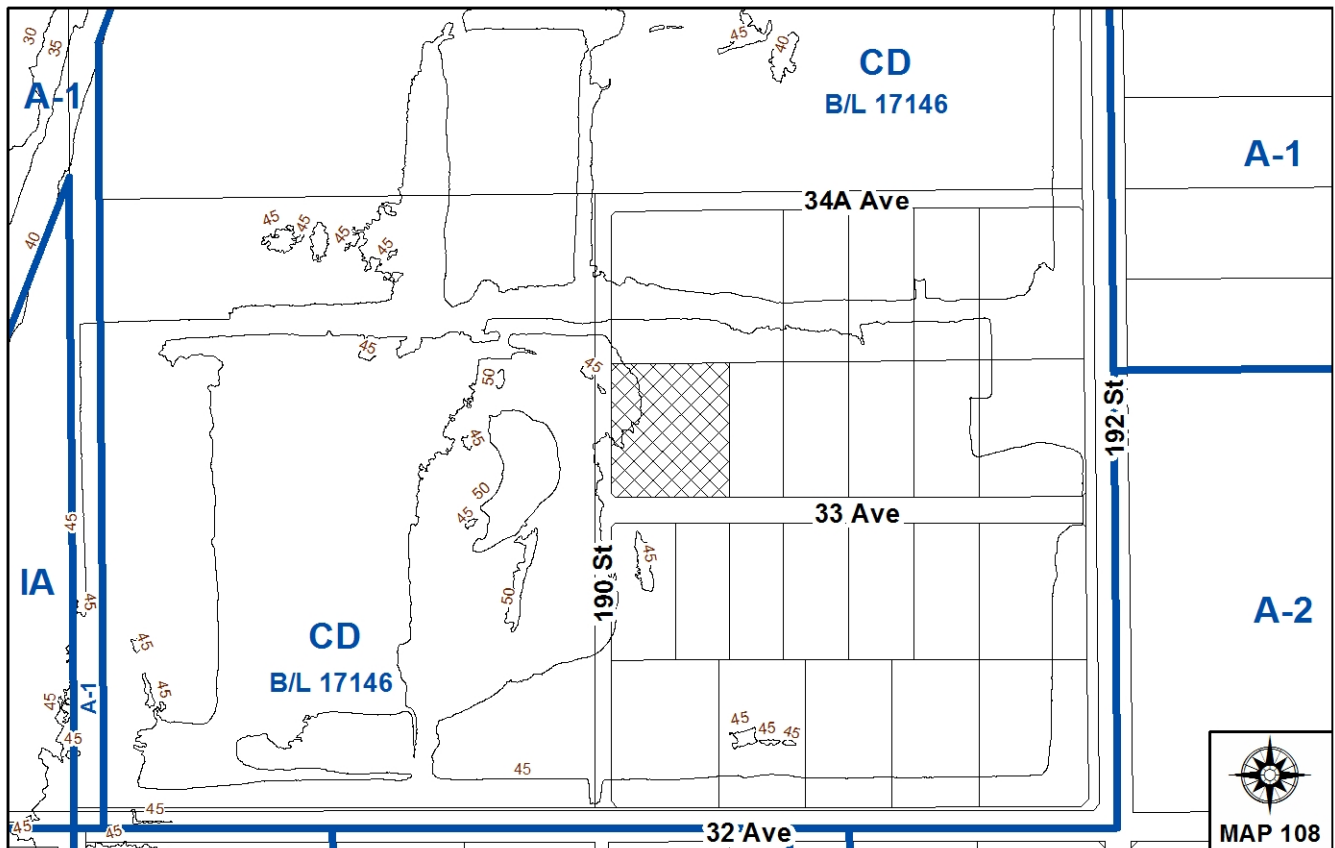
LOCATION: 3338 - 190 Street

OWNER: 0940380 BC Ltd.

ZONING: CD

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 proposal complies with the Official Community Plan (OCP) and the Campbell Heights Local Area Plan (LAP).
- The development is consistent with the design guidelines outlined in the general Development Permit and Design Guidelines approved for Campbell Heights North.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0010-00 generally in accordance with the attached drawings (Appendix II).
2. 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 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, including signage package.

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:

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Pulley manufacturing facility under construction (7912-0254-00)	Industrial/Business Park	CD By-law 17146
East:	Food warehouse/processing facility (7912-0063-00)	Industrial/Business Park	CD By-law 17146
South (Across 33 Avenue):	Vacant Industrial Land	Industrial/Business Park	CD By-law 17146
West (Across 190 Street):	Under application for subdivision (Phase II Campbell Heights North 7912-0160-00)	Industrial/Business Park	CD By-law 17146

DEVELOPMENT CONSIDERATIONS

Background

- The development site is located at the northeast corner of 190 Street and 33 Avenue in Campbell Heights. The property measures approximately 9,352 m² (2.3 acres) in area and was created by the applicant through an internal lot line cancellation in December 2012.
- The property is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- In May 2012, the property was rezoned to "Comprehensive Development Zone (CD)" from "General Agricultural Zone (A-1)" (Application No. 7910-0032-000), and later subdivided into two separate lots (13, 14) as part of the Campbell Heights North (Phase I) development (Application No. 7910-0179-00), prior to being consolidated.
- The CD By-law (No. 17146) governing the site allows for light impact industry and warehouse uses, distribution centres, along with limited office, transportation industry and other ancillary uses, forming part of a comprehensive design.
- Under the original rezoning and subdivision applications, the site was cleared and serviced for development. There are no trees or vegetation on the site.

Proposal

- The proposed Development Permit (DP) will allow Valley Power Line Contracting Ltd. to develop a new warehouse operation with office space in Surrey. Valley Power Line provides services to the Canadian power industry, as well as residential, commercial and industrial services, focusing on the design, installation, maintenance and repair of high voltage infrastructure.
- The company currently has a presence at 102 – 19050 25 Avenue in Campbell Heights. The new building will allow the company to consolidate its operations and provide opportunities for future expansion. In all, the new building will provide employment space for 8 office staff and 15 operations staff, on-site at one time.
- The proposed industrial building is in compliance with the provisions of the CD zone (By-law No. 17146). Specifically, the 787 m² (8,465 ft²) building will consist of 502 m² (5,403 ft²) of warehouse space, serviced by loading bays, and a 285m² (3062.9 ft²) two storey office/ administration area. The applicant advises that the warehouse will be primarily used to store installation trucks and equipment.
- The DP will also provide 547m² (5,884 ft²) of temporary outdoor storage, north of the proposed warehouse. This area will be screened by a 4.5 metre (15 foot wall) attached to the proposed warehouse. Under the CD Zone, outdoor storage is permitted on the lot subject to screening to a height of at least 2.5 metres [8 feet] by buildings, solid decorative fencing or substantial landscaping strips. Ultimately, the outdoor storage area will be superseded by a future addition to the warehouse.

- Under the proposal a little less than half of the site will remain undeveloped. The empty land, which will be fenced off from the active site, will likely be used for a multi-tenant building in the future.

Site Layout and Design

- The proposed building, which covers approximately 7% of the lot, will be located at the southwest corner of the site. The office itself will be sited closest to the intersection of 190 Street and 33 Avenue to help animate streetscape and anchor the site. From a CPTED perspective, the location of the two-story office area at the site's corner will provide unobstructed views of the parking area, main entrance and grounds and the street.
- The site will provide employee and visitor parking stalls as well as an internal gated warehousing and storage area. A total of 18 parking stalls will be located along 190 Street, at the west side of the warehouse, while the six truck bays servicing the warehouse will be located at the east side of the warehouse.
- Collectively the internal loading bays and outdoor storage area will be screened with walls, fencing and landscaping along the perimeter of the site and will be fenced from the front parking area by 7.5 m (25 foot) wide chain link gates.
- The temporary outdoor storage area will be screened by a 4.5 metre (15 foot) large concrete wall connected to the warehouse. The outside storage area will remain until a future 633 m² (6,811 ft²) addition to the proposed warehouse is built.
- Two (2) vehicular accesses will serve the site. The 33 Avenue entrance will be used by trucks accessing the warehouse and outdoor storage area; while the 190 Street entrance will provide vehicular access to parking stalls fronting 190 Street as well as the gated warehousing/storage area.

Design Proposal and Review

- The proposed building is generally consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and reflective of the existing standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall the building will have a modern linear appearance. In keeping with the company's corporate colours centering on 'power tool' theme, the building will use a palette of black, dark and warm grey colours with deep yellow accents.
- The office component of the building, at the corner of the property, will be finished in dark grey with a combination of grey spandrel glass and vision glass, black flashing and reveals, while the remainder of the building, comprised of concrete tilt up walls will be finished in a combination of warmer grey tones with angular swatches and reveals to break up the volume of space.
- The walls of the warehouse and outdoor storage area will be further broken up by the addition of living, hanging vines supported by metallic wire suspended between deep yellow coloured buttresses. The wire is a type of non-corroding wire that would normally be employed for transmitting electricity.

- Deep yellow will also be used as an accent colour on the elevation of the building and throughout the building's signage.

Landscaping

- The landscaping plan for the site reflects the registered restrictive covenant for landscaping and storm water management and will provide 3 metres (10 feet) of landscaped bioswales along 190 Street and 33 Avenue.
- Altogether the plan calls for 10 new trees (including Japanese maples, hornbeam, dogwood and ash), along with shrubs and vines and groundcover to be planted along the perimeter of the site.
- The site will also include pathways directing pedestrian traffic to the building's main entrance, which is accessed from the north side of the office adjacent to the parking lot.
- A decorative concrete patio or outdoor amenity area equipped with benches will be located at the southwest corner of the building, while a second stamped concrete patio along the south side of the office building will be available for employees.
- As noted the building will incorporate living green areas and utilize hanging vines of evergreen hydrangea to add further visual interest to the grey shaded concrete walls.

PRE-NOTIFICATION

- A development sign was posted on the site in May 2013 and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS has provided comments indicating that they do not object to the proposal.

SUSTAINABLE DEVELOPMENT CHECKLIST

On June 16, 2013 the applicant prepared and submitted a sustainable development checklist for the subject site. 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)	• The development application is consistent with the prescribed use (Land Use Designations and Zoning) and site context.
2. Density & Diversity (B1-B7)	• The project density is in keeping with the Zoning By-law
3. Ecology & Stewardship (C1-C4)	• The project will incorporate bio-swales and provisions for recycling and waste management as per the Campbell Heights guidelines.
4. Sustainable Transport & Mobility (D1-D2)	• The project will include preferential carpool parking and showers and change facilities for cyclists
5. Accessibility & Safety (E1-E3)	• The site will utilize CPTED (Crime Prevention through Environmental Design) principles
6. Green Certification (F1)	• None

7. Education & Awareness (G1-G4)	• None
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ADVISORY DESIGN PANEL

- The project was not referred to the Advisory Design Panel (ADP), but was reviewed internally by the City's design staff. Staff are generally supportive of the proposed project but will require additional details concerning signage, lighting, landscaping and street furniture.

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	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/da

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DRV 9/4/13 3:23 PM

Information for City Clerk

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

1. (a) Agent: Name: Teri Hudson
Teck Construction LLP
Address: 5197 - 216 Street
Langley, BC V3A 2N4
Tel: 604-534-7917 - Work
604-534-7917 - Cellular

2. Properties involved in the Application

- (a) Civic Address: 3338 - 190 Street
Owner: 0940380 BC Ltd Inc No 0940380
Director Information:
Darlene Olivier
Clayton Olivier

No Officer Information Filed
PID: 029-031-737
Parcel C (Being Consolidation of Lots 13 and 14, See CA3027818) Section 28 Township 7
New Westminster District Plan BCP 50753

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law 17146

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA*		
Gross Total	9,358.71 m ² (2.31 acres)	9,358.71 m ² (2.31 acres)
Road Widening area	-	-
Undevelopable area	-	-
Net Total	9,358.71 m ² (2.31 acres)	9,358.71 m ² (2.31 acres)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	6.89%
Paved & Hard Surfaced Areas		38.36%
Total Site Coverage		45.25%
SETBACKS (in metres)		
Front	7.5 m (25 ft.)	7.6 m (25 ft.)
Rear	7.5 m (25 ft.)	15.2 m (50 ft.)
Side Flanking Street (190 Street (W))	7.5 m (25 ft.)* 9.0 m (30 ft)	7.6 m (25 ft.) 15.8 m (52 ft)
Interior Side (E)	7.5 m (25 ft.)	17.4 m (57 ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m (45 ft)	8.8 m (29 ft)
Accessory	6 m (20 ft)	-
NUMBER OF RESIDENTIAL UNITS		
Bachelor	-	-
One Bed	-	-
Two Bedroom	-	-
Three Bedroom +	-	-
Total	-	-
FLOOR AREA: Residential		
	-	-
FLOOR AREA: Commercial		
Retail	-	-
Office	-	-
Total	-	-
FLOOR AREA: Industrial		
	786.41 m ² (8,465 ft ²)	786.41 m ² (8,465 ft ²)
FLOOR AREA: Institutional		
	-	-
TOTAL BUILDING FLOOR AREA	786.41 m² (8,465 ft²)	786.41² (8,465 ft²)

*The side yard setback on a flanking street may be reduced to 7.5 metres (25 feet) if the area between the flanking street face of any building or structure and a highway is not used for parking and is landscaped.

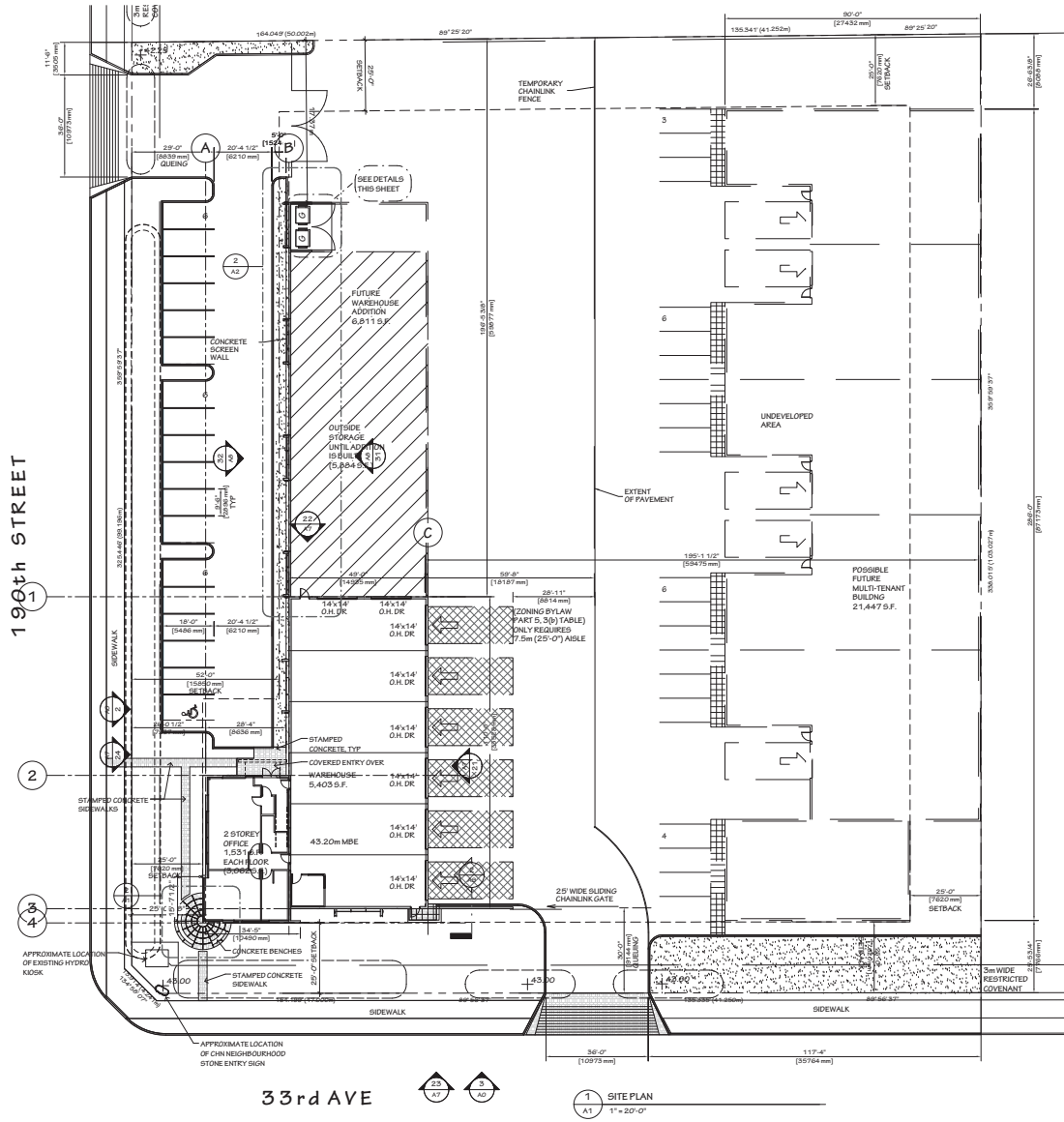
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	-	-
# of units/ha /# units/acre (net)	-	-
FAR (gross)	1.00	.084
FAR (net)	1.00	.084
AMENITY SPACE (area in square metres)		
Indoor	-	-
Outdoor	-	-
PARKING (number of stalls)		
Commercial	-	-
Industrial	8	18
Residential Bachelor + 1 Bedroom	-	-
2-Bed	-	-
3-Bed	-	-
Residential Visitors	-	-
Institutional	-	-
Total Number of Parking Spaces	8	18
Number of disabled stalls	-	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
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REVISIONS		
REV	DATE	DESCRIPTION
1	23.JUL.2023	REVISED OF APPLICATION



LEGAL DESCRIPTION:
 PART C (BEING A CONSOLIDATION OF LOTS 13 & 14, SEE CA3027818) SEC 28, TWP 7, NWD, PLAN BCF 50753

MUNICIPAL ADDRESS:
 3338 - 190th STREET
 CAMPBELL HEIGHTS
 SURREY, B.C.

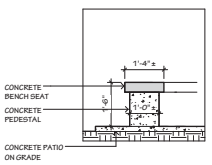
SITE INFORMATION:
 SITE AREA: 2.31 Acres (100,737 S.F.)
 ZONING: CP (9358.71 sq m)
 SITE COVERAGE: 6.89%

BUILDING AREAS:
 WAREHOUSE: 5,403 S.F. (501.95 sq m)
 OFFICE MAIN FLR: 1,531 S.F. (142.23 sq m)
 OFFICE 2ND FLR: 1,531 S.F. (142.23 sq m)
 TOTAL: 8,465 S.F. (786.41 sq m)

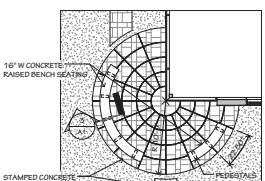
BUILDING FOOTPRINT:
 6,934 S.F. (644.18 sq m)

PARKING REQUIREMENTS:
 PARKING @ 1 SP/SPACE PER 1,075 S.F.
 8-465 S.F. / 1,075 S.F.
 PARKING REQUIRED = 8 CARS
 PARKING PROVIDED = 18 CARS

- LEGEND:**
- = PROPERTY LINE
 - - - = BUILDING SETBACKS
 - - - = BINNIE R/C
 - - - = DECORATIVE CONCRETE FENCE
 - [Pattern] = SOFT LANDSCAPE SEE LANDSCAPE PLAN
 - [Pattern] = CONCRETE SIDEWALK
 - [Pattern] = STAMPED CONCRETE
 - [Pattern] = ASPHALT PAVING
 - [Pattern] = OUTSIDE STORAGE
 - [Pattern] = APPROXIMATE LOCATION OF STORM CHAMBERS
 - [Pattern] = 4.0m x 9.2m (13'x30') LOADING SPACE (ZONING BYLAW PART 5, 3(b) TABLE) TYPE OF 6



3 PATIO BENCH SECTION
 A1 1/2" = 1'-0"



2 PATIO FEATURE
 A1 1/8" = 1'-0"

33rd AVE

1 SITE PLAN
 A1 1" = 20'-0"



200-1687 West Broadway
 Vancouver, B.C. V6J 1A2
 TEL: 604-736-3710 FAX: 604-736-3771

PROJECT
VALLEY POWERLINE

3338 190th STREET
 CAMPBELL HEIGHTS
 SURREY, B.C.

TECK CONSTRUCTION LLP

5187 - 218th STREET
 LANGLEY

PROJECT NUMBER

SHEET TITLE **SITEPLAN**

SCALE As indicated SHEET NO.
 DATE FEB 7-12
 CHECKED BY
 DRAWN BY Author

APPENDIX II

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REVISIONS		
REV	DATE	DESCRIPTION
1	23 JUN 2013	REVISED UP APPLICATION

WALL LEGEND

W1 REINFORCED CONCRETE TILT-UP PANELS THICKNESS VARIES (SEE STRUCTURAL DRAWINGS).

W2 2x4 WOOD STUD FURRING @ 16" o.c.
 R-10 BATT INSULATION
 6 MIL VAPOR BARRIER
 1 LAYER 1/2" GWB TO INTERIOR, PAINT AS SPECIFIED.

W2a 2x4 WOOD STUD FURRING @ 16" o.c.
 1 LAYER 1/2" GWB TO INTERIOR, PAINT AS SPECIFIED.

W3 2-1/2" STEEL STUD FURRING @ 16" o.c.
 R-10 BATT INSULATION
 6 MIL VAPOR BARRIER
 1 LAYER 1/2" GWB TO INTERIOR, PAINT AS SPECIFIED.

W3a 2-1/2" STEEL STUD FURRING @ 16" o.c.
 1 LAYER 1/2" GWB TO INTERIOR, PAINT AS SPECIFIED.

W4 2x4 WOOD STUDS @ 16" O.C.
 1 LAYER 1/2" GWB EACH SIDE, PAINT BOTH SIDES AS SPECIFIED.
 SEE SCHEDULE FOR HEIGHTS AND INSULATION REQUIREMENTS.

W5 3 5/8" STEEL STUDS @ 16" O.C.
 1 LAYER 1/2" GWB EACH SIDE, PAINT BOTH SIDES AS SPECIFIED.
 SEE SCHEDULE FOR HEIGHTS AND INSULATION REQUIREMENTS.

W6 6" STEEL STUDS @ 16" O.C.
 1 LAYER 1/2" GWB EACH SIDE, PAINT BOTH SIDES AS SPECIFIED.
 SEE SCHEDULE FOR HEIGHTS AND INSULATION REQUIREMENTS.

W7 6" STEEL STUDS @ 16" O.C.
 1 LAYER 1/2" GWB ON 1 SIDE, PAINT AS SPECIFIED.
 SEE SCHEDULE FOR HEIGHTS AND INSULATION REQUIREMENTS.

W8 3/4 HR FRF WALL
 3-5/8" STEEL STUDS @ 16" O.C.
 1 LAYER 1/2" TYPE X GWB EACH SIDE, PAINT BOTH SIDES AS SPECIFIED.
 SEE SCHEDULE FOR HEIGHTS AND INSULATION REQUIREMENTS.

W9 CURTAIN WALL SYSTEM
 6" OVERALL FRAME DEPTH
 C/W DOUBLE GLAZED UNITS
 AND
 2 1/2" FRAMES ON CONCRETE RECESSES
 C/W SPANDREL GLASS
 BATT INSULATION
 TO STUD SPACE

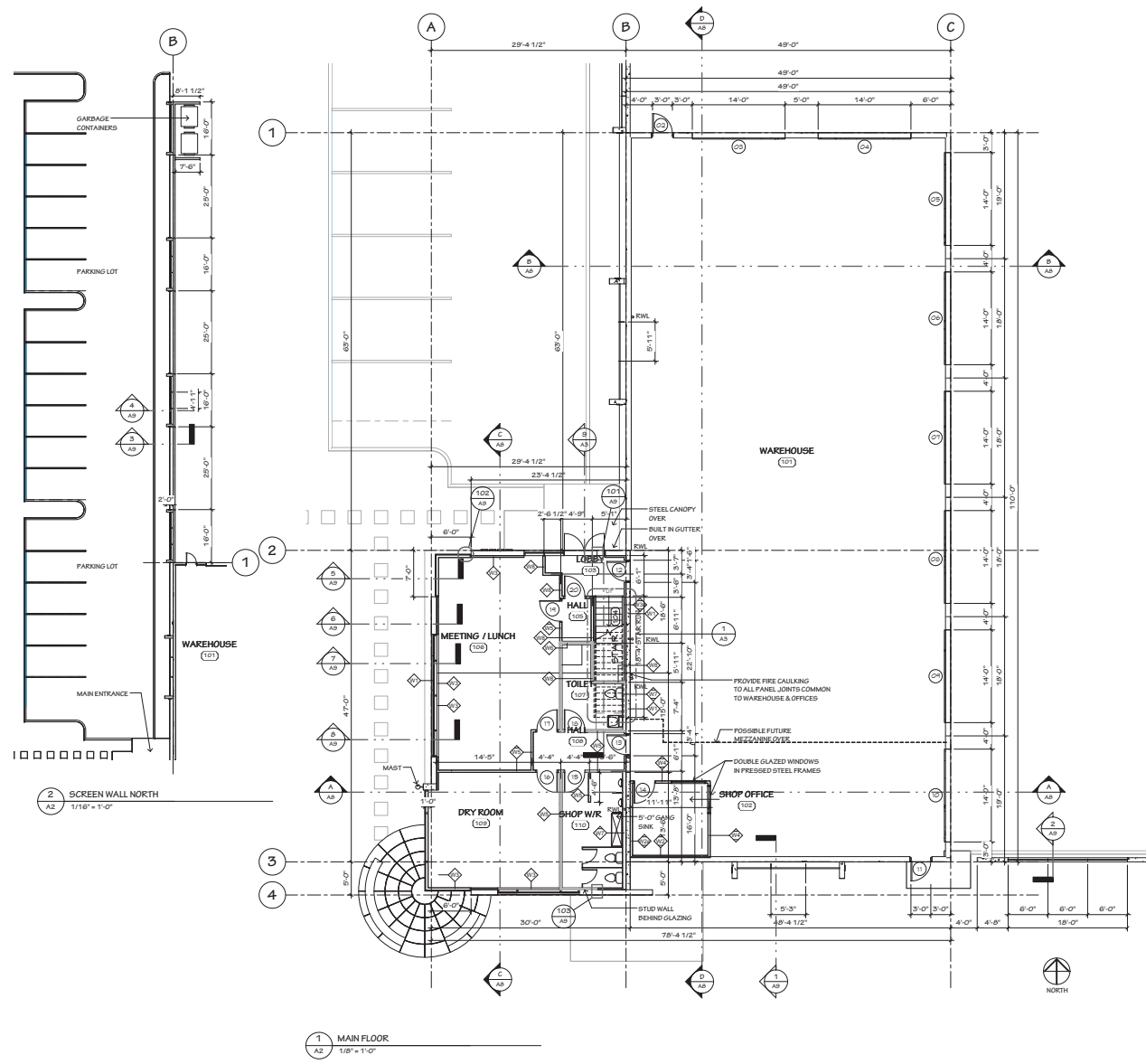
WALL KEYNOTE SYMBOLS

BASE & FINISHES EXTEND TO US/DECK

BASE EXTENDS TO US/DECK, FINISHES TO 6" ABOVE CEILING.

BASE AND FINISHES EXTEND TO 6" ABOVE CEILING

SEE CEILING PLANS FOR EXTENT AND DESCRIPTION OF FIRE RESISTANCE RATINGS



1 MAIN FLOOR
 1/8" = 1'-0"

ATA
 ARCHITECTURAL FIRM LTD
 200-1687 West Broadway
 Vancouver, B.C. V6J 1A2
 TEL: 604-736-3710 FAX: 604-736-3771

PROJECT
VALLEY POWERLINE

3338 190th STREET
 CAMPBELL HEIGHTS
 SURREY, B.C.

TECK CONSTRUCTION LLP

5197 - 218th STREET
 LANGLEY B.C.

PROJECT NUMBER
 SHEET TITLE
MAIN FLOOR

SCALE As indicated SHEET NO.
 DATE 04 JUN 2013
 CHK'D BY
 DWN BY Author

A2 OF -



 VALLEY POWER
VPL LINE CONTRACTING LTD.

3338

3338


Campbell
Heights
North
BUSINESS PARK



3338

VPL

3338

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
	1	Acer palmatum 'Osakasui'	Japanese Maple	3m ht. / s-stem
	2	Carpinus betulus	European Hornbeam	60cm cal. / 2m std
	3	Cornus x rutalis 'Starlight'	Dogwood Var.	50cm cal. / 2m std
	3	Fraxinus americana 'Autumn Purple'	Ash	60cm cal. / 2m std
	1	Liquidambar styraciflua 'Worpleston'	Sweet Gum	50cm cal. / 2m std

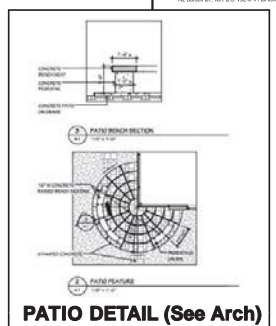
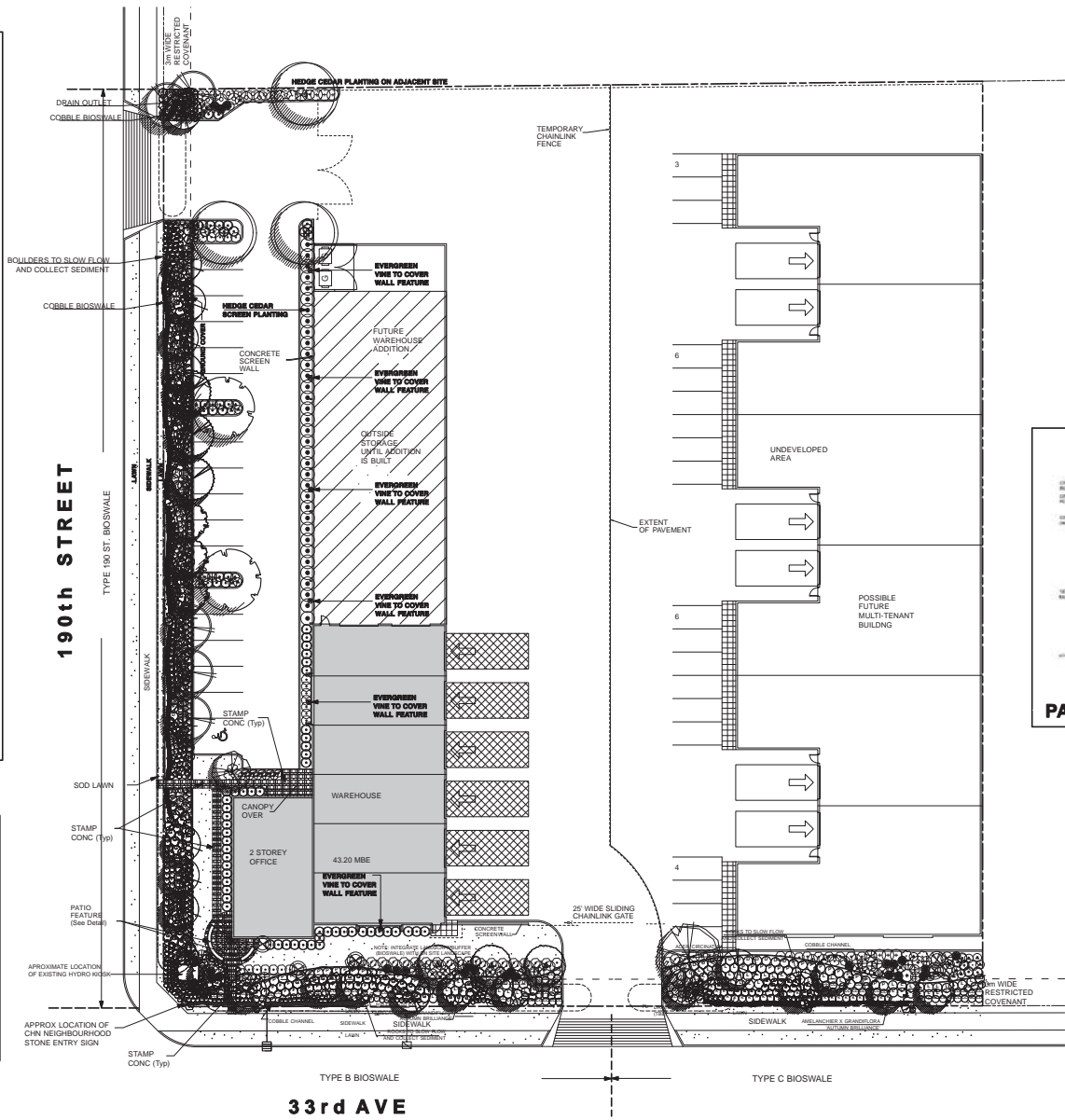
Shrubs				
	10	Azalea japonica 'Rosebud'	Japanese Azalea	#2 pot
	10	Hydrangea macrophylla 'Blue Wave'	Hydrangea	#5 pot
	86	Lonicera pileata 'Red Tip'	Evergreen Honeysuckle	#2 pot
	6	Photinia fraseri	Photinia	#5 pot
	13	Pieris japonica 'Temple Bells'	Japanese Andromeda	#5 pot
	17	Potentilla fruticosa 'Snowflake'	Shrubby Cinqufoil Var.	#2 pot
	77	Prunus l. 'Oto Luiken'	Oto Luiken Laurel	#2 pot
	9	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
	6	Rhododendron 'Anna Rose Whitney'	Rhododendron (tall var.)	#7 pot
	24	Rosa meidland 'Canefree Delight'	Hardy French Rose var.	#2 pot
	19	Spiraea x bumalda 'Anthony Waterer'	Spiraea Var.	#2 pot
	35	Thuja occidentalis 'smaragd'	Emerald Cedar	2.5m (8') H / 1.5m o.c.
	21	Viburnum davidii	David's Viburnum	#2 pot
	6	Weigelia 'Bristol Ruby'	Weigelia	#3 pot
Vines / Ground Cover				
	6	Hydrangea anomala petiolaris	Climbing Evergreen Hydrangea	#5 pot / stake to wall
	30	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c. / heavy
	8	Cotoneaster Lowfast	Cotoneaster var.	#1 pot / heavy

- Notes:**
1. Specification as per most recent BCSLA/BCNA 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.
 2. The Contractor must satisfy the City Landscape Inspector for Completion Acceptance Approval

PLANT SCHEDULE - BIOSWALE TYPES: B, C & 190 St.

KEY	QTY 'B'	QTY 'C'	QTY 190st	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3	4	8		ACER CINCINNAM	VINE MAPLE	1.5M HT B&B 3 STEM CLUMP
3	3	21		ABUTILON 'LONCHITIS'	AUTUMN BRILLIANCE	SERVICEBERRY
N/A	N/A	N/A		FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	60CM CAL. / 35' TRUNK BY OTHER
-	-	2		MAIUS NEO-ZEDEL	CRABAPPLE	1.5M HT B&B
-	-	5		RHAMNUS PURSHIANA	CASCARA BUCKTHORN	1.5M HT B&B
6	20	68		CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#5 POT B&B
18	17	-		FRAXINUS AMERICANA 'VIRGINICA SWAMP SNOWFLAKE'	SWAMP DOGWOOD	#2 POT B&B
34	16	73		CAREX ICE DANCE	SILVER MARGRATED SEDGE	#1 POT
19	-	22		JUNCUS EFFUSUS	COMMON JUNCUS	#1 POT
-	-	26		KOeleria cristata	JUNE GRASS	#1 POT
-	27	146		BLEDIUM SPICATUM	DEERFEEN	#1 POT 20CM
35	-	121		ARCTOSTAPHYLOS UVA-URSI	VANCOUVER JADE	#1 POT 20CM
-	21	101		CORNUS CANADENSIS	BURDOBBERRY	#1 POT 20CM
-	36	84		GAULTHERIA SIBIRICA	SALIX	#1 POT 20CM
15	62	40		LONERIA PALATA	PRUNE TREE/SHRUB	#2 POT 20CM
22	-	40		POLYSTICHUM MEDIUM	WESTERN SWAMPY FERN	#2 POT 20CM
-	-	86		WALSTONIA TERNATA	BARREN STRAWBERRY	#1 POT 20CM
-	-	113		SCILLA DOGWOOD	SWEET WOODSOUFF	#1 POT 20CM

NOTE: BIOSWALE INFORMATION DERIVED FROM DMG/BINNE SOURCE AND ADOPTED TO SITE PER GUIDELINES.



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REV.	DATE	DESCRIPTION
1.	Jan 10/13	Issued For Development Permit
2.	Apr 04/13	Revised For Development Permit
3.	May 29/13	Revised For Development Permit
4.	July 19/13	Revised For Development Permit
5.	July 24/13	Revised For Dev Permit (city review)
6.	Sep 03/13	Revised For Development Permit
7.		



PROJECT:
VALLEY POWERLINE

33rd AVENUE
CAMPELL HEIGHTS
SURREY, B.C.

TECK CONSTRUCTION LTD.
5197-216th STREET
LANGLEY B.C.

PROJECT NUMBER

SHEET TITLE
LANDSCAPE PLAN

SCALE 1"=20'-0"
PLOT: 11 SEPT '12
CHK'D BY
DRN. BY ACT

SHEET No.
L1

INTER-OFFICE MEMO

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

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

DATE: **August 16, 2013** PROJECT FILE: **7813-0010-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3338 – 190 Street & 19025 – 33 Avenue**

Dedication requirements and frontage works for this site have been provided through completion of City of Surrey project 7810-0179-00.

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit:

- Provide landscaping plans as per Restrictive Covenant which includes on-site stormwater management features and provide corresponding Landscaping Security Deposit.

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the Building Permit:

- Provide an 11.0 metre access complete with 6.0 metre queuing;
- Remove and abandon all service connections not required for the consolidated lot;
- Calculations are to be submitted to confirm the size of the metered domestic service connection and the size of the fire service required for the proposed development; and
- Address Permit requirements (ESC Permit, City Road Right of way Permit, etc) associated with the Building Permit.



Rémi Dubé, P.Eng.
Development Services Manager

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